

Good-sized, ski-in/ski-out apartment for sale in the heart of Les Menuires (3 Valleys)



INFORMATION

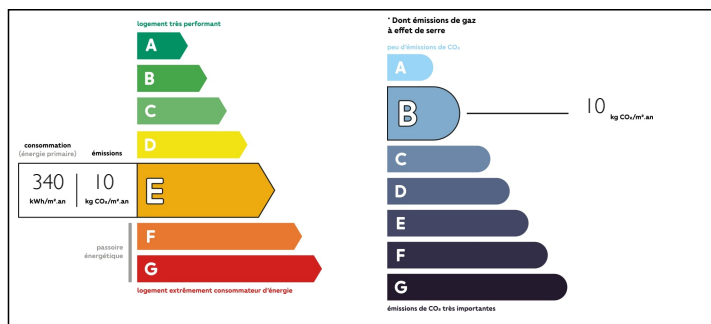
Town:	LES MENUIRES
Department:	Savoie
Bed:	2
Bath:	1
Floor:	40 m2
Outside Space:	5 m2

IN BRIEF

With a surface area of 40 square metres, plus an additional 10 square metres of space below 1.8m in height, and direct access into the ski area of the 3 Valleys, this apartment is a rarity to the market. The property could do with some modernisation in terms of decor, and potentially layout, but is a good size and rents very well in its current guise. We have recently sold a property identical to this in size (but a mirror image in terms of orientation), with a more modern fit out, so that floor plan is readily available to us.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



NOTES

DESCRIPTION

On the seventh floor of the Sarvan residence in the heart of resort, and with lots of nearby amenities, this well-proportioned ski apartment could be successfully rented either on a weekly or longer-term basis, or alternatively could be a great base for the skiing as a private property. It could even be suitable as a primary residence, if required.

Using the building's lift to access the floor, the apartment sits at the eastern end of the development, with neighbouring apartments only on the western side, and upon entering the property, you come into a small foyer with some storage options.

The 2 bedroom areas are to the right, along with the bathroom and separate WC. The living room is open-plan with a dining area, kitchen and currently an additional double bed, but this could easily become more of a sitting area with sofas.

The parking area in front of the building is private to the residence, but individual parking spaces have not been allocated.

The property is sold with a private ski locker, close to the exit to the pistes.

The area of Preyerand is very well located close to many of the resort's amenities in addition to the incredible skiing access. Within a few minutes of leaving this apartment, you can have your skis on your feet and you have the choice of numerous lifts, meaning you can avoid the queues during the busy periods of the season.

Using the lifts system, you can be skiing in Val Thorens,...