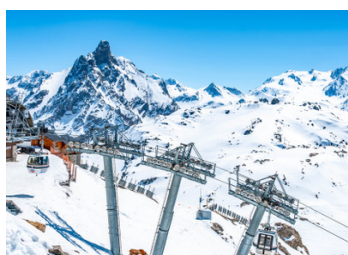


Luxurious new build apartment with four bedrooms + cabin room in Meribel centre.



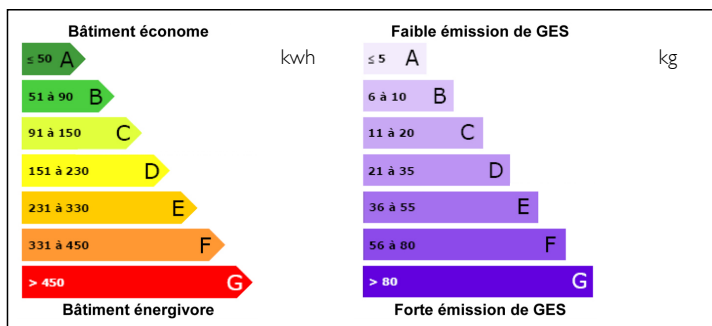
## INFORMATION

Town:	MERIBEL LES ALLUES
Department:	Savoie
Bed:	5
Bath:	4
Floor:	122.95 m2
Outside Space:	28 m2

## IN BRIEF

Discover the epitome of alpine luxury living with this exquisite new build apartment nestled in the heart of central Méribel. In addition to its unparalleled location and luxurious amenities, this apartment also offers practical conveniences such as ski storage, underground parking, and elevator access for added comfort. Boasting four spacious bedrooms, all with en-suite bathrooms, and an additional inviting cabin room, this rooftop apartment offers unparalleled comfort and style amidst the breathtaking scenery of the French Alps. Its ideal location, less than 200m from the Morel chairlift, allows seamless ski access to the world renowned Three Valley ski domain, along with proximity to the shops bars and restaurants of both Meribel centre and those of Altitude 1600. The modern styling and specifications make this the ideal property for family use while the premium location ensures rental income as an investment property.

## 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.



## DESCRIPTION

This fabulous new-build apartment is located in the luxury complex of Falcon Lodge. This stunning collection of luxury properties finished to a very high standard offers the perfect combination of convenience and comfort in the prestigious ski resort of Meribel.

Located in the centre of the World renowned Three Valleys ski domain, the resort of Meribel is ideally situated to enable easy access to all corners of the vast 600km of lift serviced skiing available in the Three Valleys.

Meribel centre, the main ski access point in the Meribel valley, is the historic centre of the skiing in the valley featuring the unique chalet style architecture that give the resort much of its charm and appeal.

Méribel is just a 2 hour drive from the airports of both Lyon and Geneva. During the winter season additional air services are available from Chambéry and Grenoble approximately 1 hour from the resort. Rail services come directly into Moutiers during the Winter which is located only a 20-minute drive from Meribel centre.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 2250 EUR**

**Taxe habitation: 2100 EUR**

## NOTES