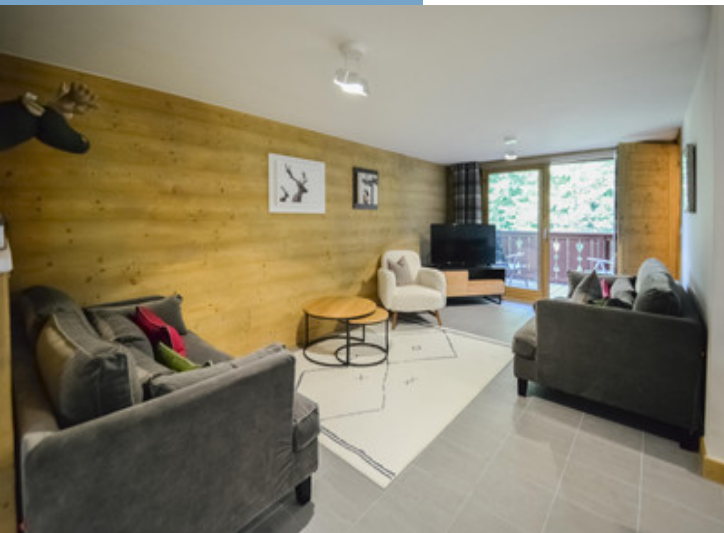




REBUILT AND BRAND NEW! INCREDIBLE VALUE  
FOR A MÉRIBEL VILLAGE SKI APARTMENT.

REBUILT AND BRAND  
NEW! INCREDIBLE VALUE  
FOR A MÉRIBEL VILLAGE  
SKI APARTMENT....



PROPERTY FACT FILE	
REFERENCE	A30577TCF73
PRICE	€ 795,000 £ 662,020* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	2
ACCOMMODATION	67.5 m <sup>2</sup>
LAND	6 m <sup>2</sup>
TOWN	MERIBEL LES ALLUES
DEPARTMENT	Savoie
LOCATION	Ski
TYPE	Appartement, Ski Apartment
CONDITION	
FEATURES	Mains Drains, High speed internet, Close to golf course
*Price based on current exchange rate which is subject to change	



- Prime Location, 130 metres to the piste side
- Completely Rebuilt and Modernised - Never Used
- Energy Efficient and Low Operating Costs
- High-Quality, New Furnishings and Equipment
- Great Rental Potential and Competitive Pricing

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This apartment is an excellent lifestyle investment for both personal use and rental purposes. It is fully modernized, energy-efficient, and beautifully furnished, ensuring a comfortable stay for guests and a profitable return for owners. Meribel Village is a highly sought after area in the Méribel Valley as it is the sunny side of the valley and has

## DESCRIPTIF

Duplex with Spacious and Comfortable Layout: With 3 bedrooms, 2 bathrooms, 2 x WC, and 57.13 m<sup>2</sup> of living space plus an additional 20.39 m<sup>2</sup> under 1.8 m height and a 6.31 m<sup>2</sup> terrace, the apartment is perfect for families and groups. The open-plan kitchen, dining, and living area offers a cosy, traditional Savoyard style interiors.

Prime Location with almost Ski-In/Ski-Out Convenience: Located just 200 metres from the Lapin ski piste and modern Golf chairlift, the apartment offers unparalleled access to the ski area. It's centrally situated in the tranquil Méribel Village, ensuring a peaceful environment while being close to essential amenities.

Completely Rebuilt and Modernised: The apartment and building complex have been extensively rebuilt to meet modern standards and safety regulations, finished in June 2021 with the Apartment furnished in 2022-2023. This includes new windows, roof, plumbing, and electrical systems for the Apartment, as well as advanced fire prevention measures for the entire complex. The thick insulation, new roof, and use of high-quality Larch wood for the facade ensure durability and low maintenance costs.

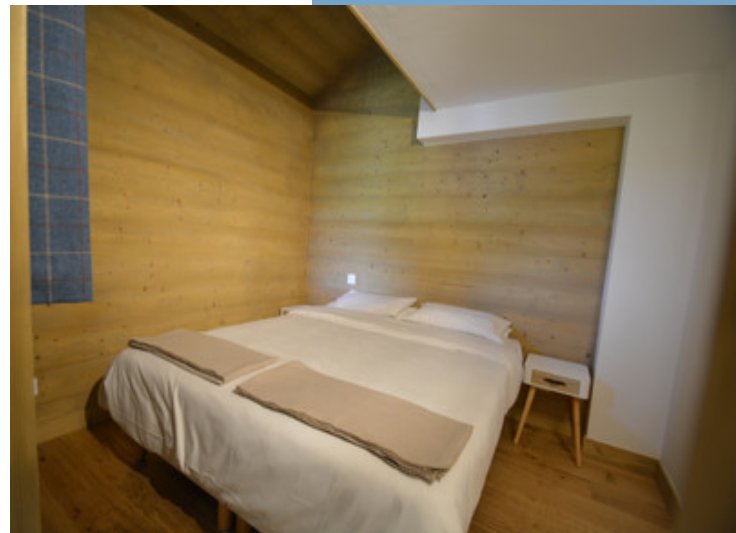
High-Quality, New Furnishings and Equipment: Furnished with brand new, never-used furniture and equipment, including a fully equipped kitchen with modern appliances. The apartment also features telecom provisions for TV, Fibre Optic &/or Wi-Fi, ensuring comfort and connectivity.

Great Rental Potential and Competitive Pricing: Priced at €795

More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A30577TCF73>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
 UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

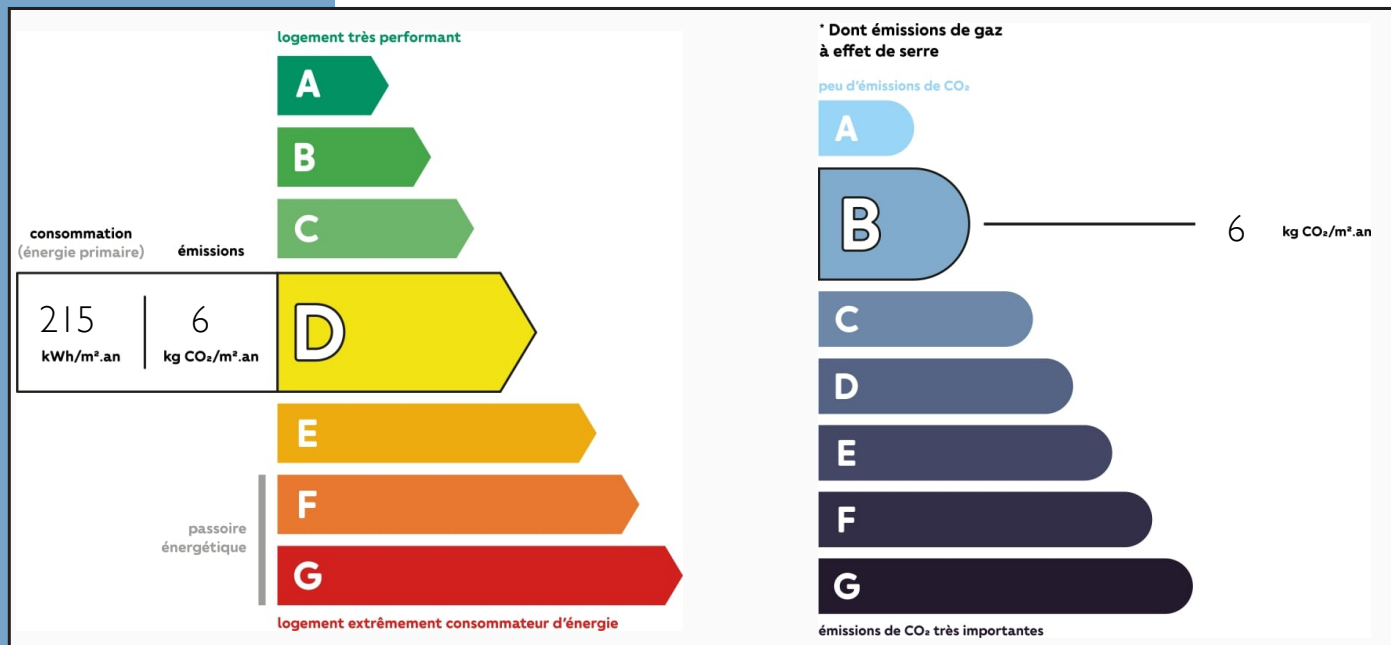


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INCREDIBLE VALUE FOR A  
MÉRIBEL VILLAGE SKI  
APARTMENT....

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

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## ENERGIE-DPE



## NOTICE

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :A30577TCF73  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)