



COMPLETELY REBUILT, BRAND NEW DUPLEX 3 BEDROOM APARTMENT IN MERIBEL VILLAGE

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PROPERTY FACT FILE

REFERENCE	A30577TCF73
PRICE	€ 814,000 £ 684,737* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	2
ACCOMMODATION	67.5 m ²
LAND	2391 m ²
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 & almost Ski-In/Ski-Out
- 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

DESCRIPTIF

Duplex with Spacious and Comfortable Layout: With 3 bedrooms, 2 bathrooms, 2 x WC, and 57.13 m² of living space plus an additional 20.39 m² under 1.8 m height and a 6.31 m² 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 quad 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.

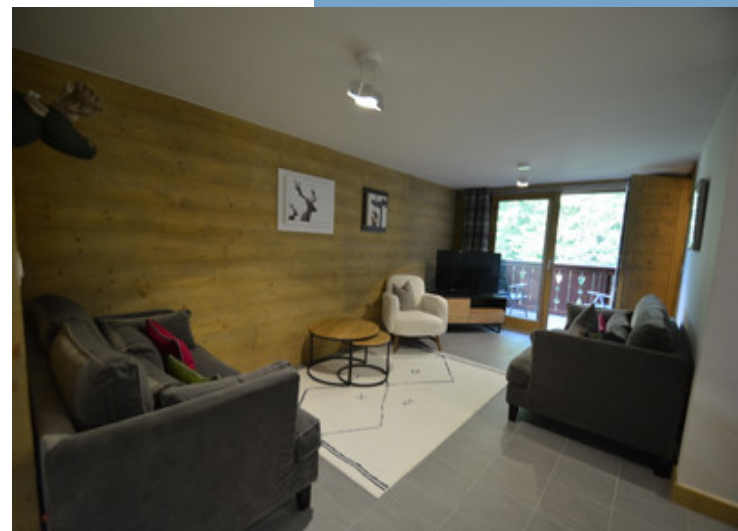
Completely Rebuilt and Modernised: The apartment and building complex have been extensively rebuilt to meet modern standards and safety regulations, finished in June 2021 with the Apartment furnished in 2022-2023. This includes new windows, roof, plumbing, and electrical systems for the Apartment, as 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

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

COMPLETE FILE AND PHOTO ON REQUEST

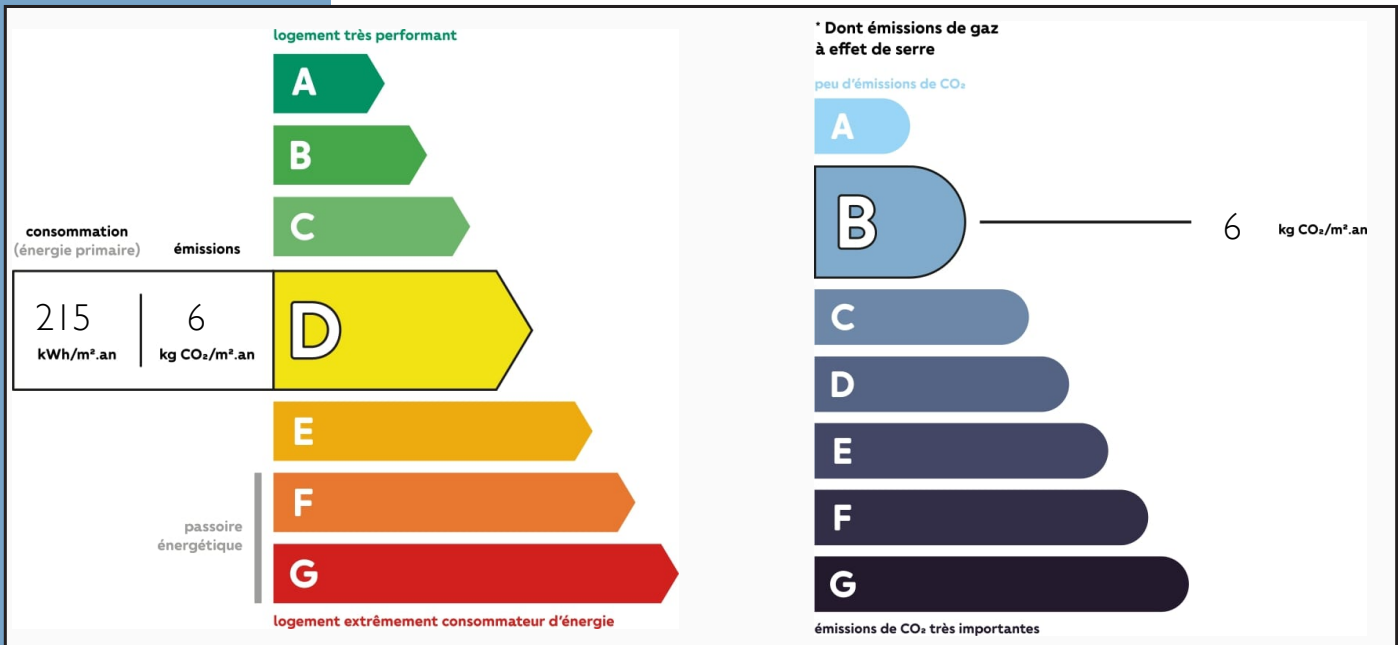


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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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