LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



AUTHENTIC ALPINE CHALET WITH 3 INDEPENDENT APARTMENTS IN A PRIME MÉRIBEL VALLEY LOCATION

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AUTHENTIC ALPINE CHALET WITH 3 INDEPENDENT APARTMENTS IN A PRIME MÉRIBEL VALLEY LOCATION...





PROPERTY FACT FILE

REFERENCE	A37298KRJ73
PRICE	€ 4,053,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	5
ACCOMMODATION	360 m²
LAND	0 m²
TOWN	MERIBEL LES ALLUES
DEPARTMENT	
LOCATION	Ski
TYPE	Chalet, Ski Chalet
CONDITION	Good condition
FEATURES	Mains drainage, Garage, Private parking

*Price based on current exchange rate which is subject to change





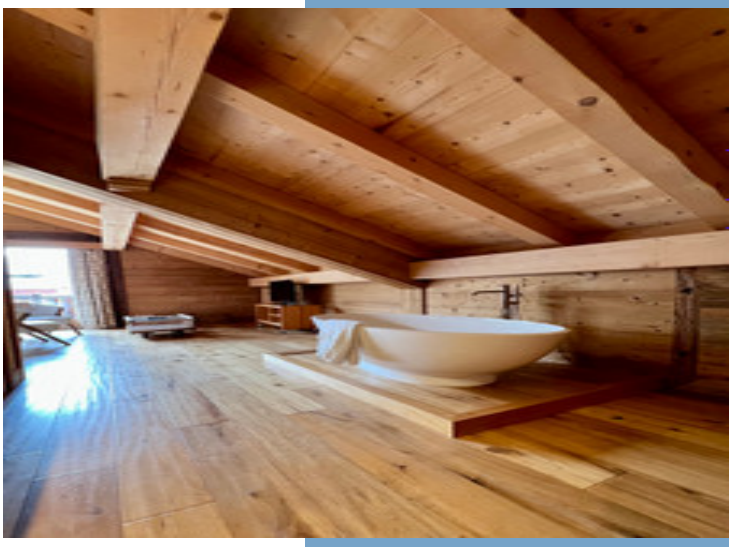
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- Ski-in, Lift out
- Private Wellness Area
- Located in an authentic alpine village
- Ample Parking and Garage Space
- Flexible Layout with great rental potential

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Nestled in the charming hamlet of Le Raffort, this exceptional 6-bedroom, 5-bathroom chalet blends authentic Savoyard character with modern alpine living. Built from beautifully aged timber, it features sculpted wooden ceilings, original details and warm, inviting interiors. The property can be enjoyed as one spacious family home or divided



DESCRIPTION

Arranged over several levels, this exceptional chalet offers remarkable versatility. It can be enjoyed as one magnificent family home or configured as three independent apartments, making it ideal for multi-generational living, hosting guests or generating rental income.

Ground Floor Apartment: Private entrance, double bedroom, bunk room, bathroom, fully equipped kitchen and a cosy living room with a wood-burning stove.

First Floor Apartment: Spacious open-plan kitchen, dining and living area with wood burner, two bedrooms, bathroom and a sunny south-facing balcony with beautiful mountain views.

Second Floor: Open-plan kitchen, dining and living area, one bedroom and a bathroom, providing a comfortable self-contained apartment or additional living space.

Third Floor: A spectacular master suite featuring a central freestanding bath, open-plan bathroom and private dressing room.

A dedicated wellness area with jacuzzi and sauna provides the perfect place to relax after a day in the mountains. Completing the property are a large garage, generous outdoor parking and well-equipped kitchens throughout.



Just minutes from the slopes and the centre of Méribel, this rare chalet combines authentic alpine charm, outstanding flexibility and excellent investment potential in one of the resort's most desirable hamlets.

Surface Areas (m^2)

Level 0:

Wellness area = 31.35

Cellar 1 = 4.64 (6.21 under 1m80)

Cellar 2 = 8.00 (9.51 under 1m80)

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A37298KRJ73



COMPLETE FILE AND PHOTO ON REQUEST

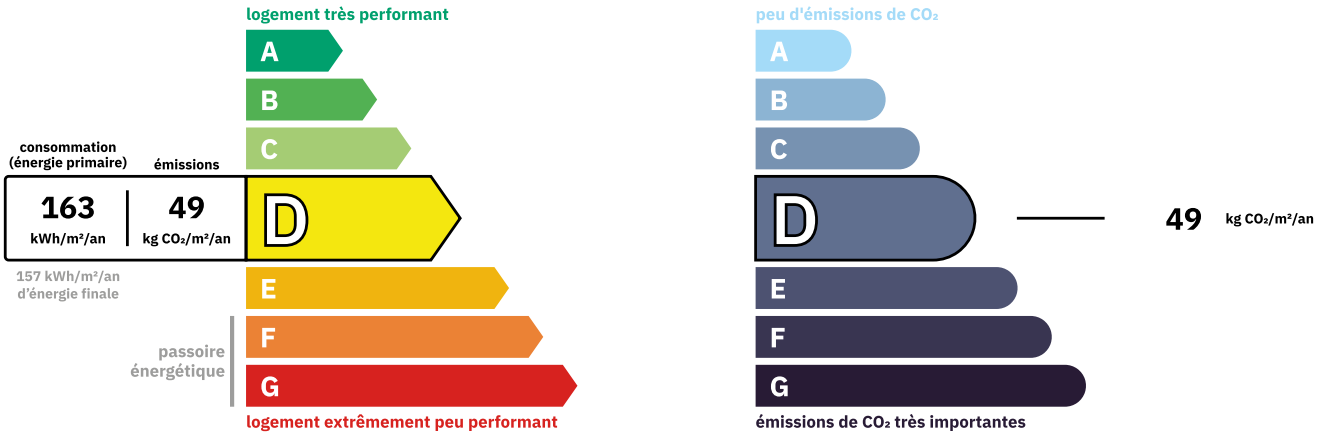
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 7260 € and 9890€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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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