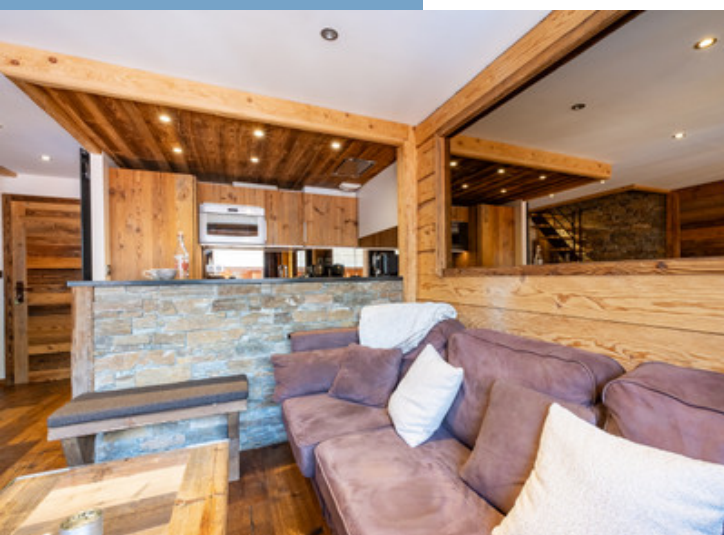
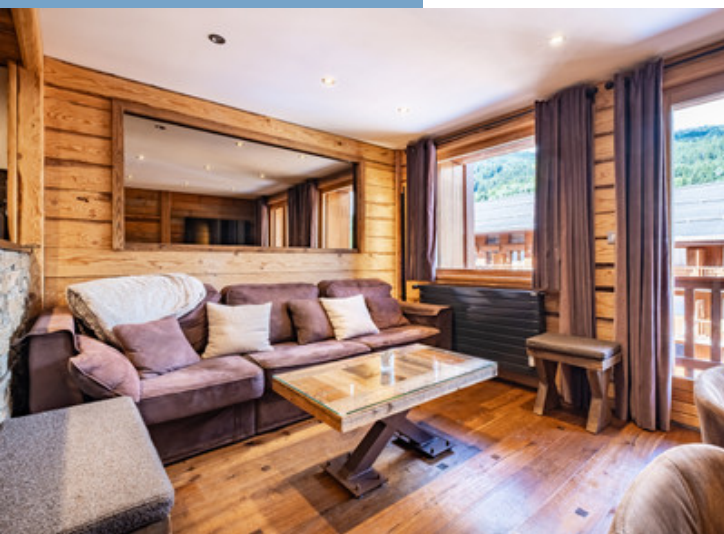




RESORT CENTRE, EXQUISITE APARTMENT WITH
DIRECT ACCESS TO THE PISTE, 2 ENSUITE
BEDROOMS + DORMITORY

RESORT CENTRE,
EXQUISITE APARTMENT
WITH DIRECT ACCESS TO
THE PISTE, 2 ENSUITE
BEDROOMS +
DORMITORY...



PROPERTY FACT FILE	
REFERENCE	A38863KRJ73
PRICE	€ 1,270,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	2
BATHROOM	2
ACCOMMODATION	66 m ²
LAND	5 m ²
TOWN	MERIBEL LES ALLUES
DEPARTMENT	
LOCATION	Ski
TYPE	Maison de Vacances, Apartment, Ski Apartment
CONDITION	
FEATURES	Mains Drains, Electricity on site, Close to golf course
<small>*Price based on current exchange rate which is subject to change</small>	



- An enviable location right in the heart of Méribel
- Piste access just a minute's walk away
- Shops, trendy bars & restaurants on the doorstep
- Beautifully furnished, modern & well equipped
- A proven, excellent rental yield, winter & summer

RESORT CENTRE,
EXQUISITE APARTMENT
WITH DIRECT ACCESS TO
THE PISTE, 2 ENSUITE
BEDROOMS +
DORMITORY...

Ref : A38863KRJ73

Location, location, location!

In the very heart of Méribel, this luxurious apartment is just 100 metres from the pistes and even closer to your morning coffee and croissant. It doesn't get more central—or more convenient—than this.

DESCRIPTIF

Access couldn't be easier: the ground floor lobby leads directly into the apartment—ideal for arriving with luggage or ski gear in tow. Just next to the apartment, you'll find a private cellar (3,25m²) and a ski locker (0,25m²) for all your mountain equipment.

Step inside and you're welcomed by a practical entrance area with space for coats and shoes, and a separate WC just to the left. The fully equipped, modern kitchen features a bar area that opens onto the bright living and dining space. (21,95m²). From the west-facing, (5m²) balcony, soak up the afternoon sun and enjoy a moment of calm with a hot chocolate or apéritif as the resort buzzes below.

Upstairs, the first floor includes a double bedroom with a Velux window (10,93m²) and ensuite bathroom, (2,72m²) a separate shower room (3,48m²) and WC, and a second bedroom with four beds (14,55m²)—two of which are generously sized bunk beds.

A further staircase leads to a charming dormitory space under the eaves, (15,03m²) with Velux windows and three additional beds—perfect for children or extra guests.

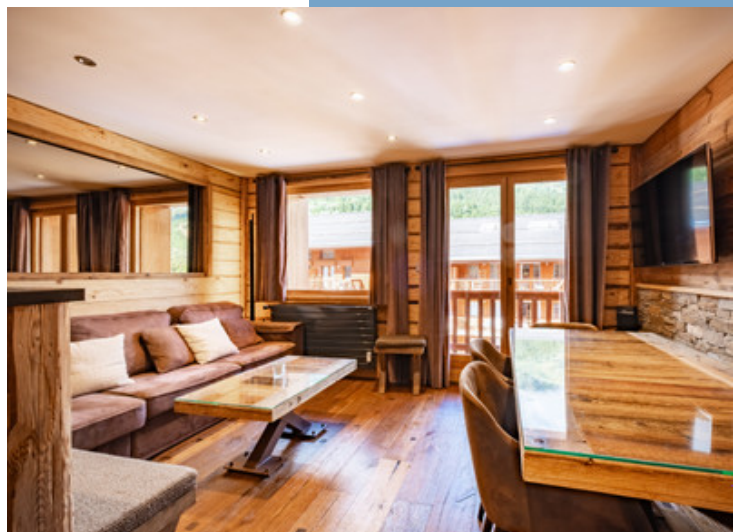
The apartment is right in the heart of the resort, close to shops, bars, and restaurants. The pistes are just a minute's walk away, making ski-in/ski-out living incredibly easy. While there is no private parking space (as is common in the village centre), ample parking is available just above the apartment or in Méribel's covered parking facilities.

Once you've arrived and dropped off your bags, there

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38863KRJ73>

COMPLETE FILE AND PHOTO ON REQUEST

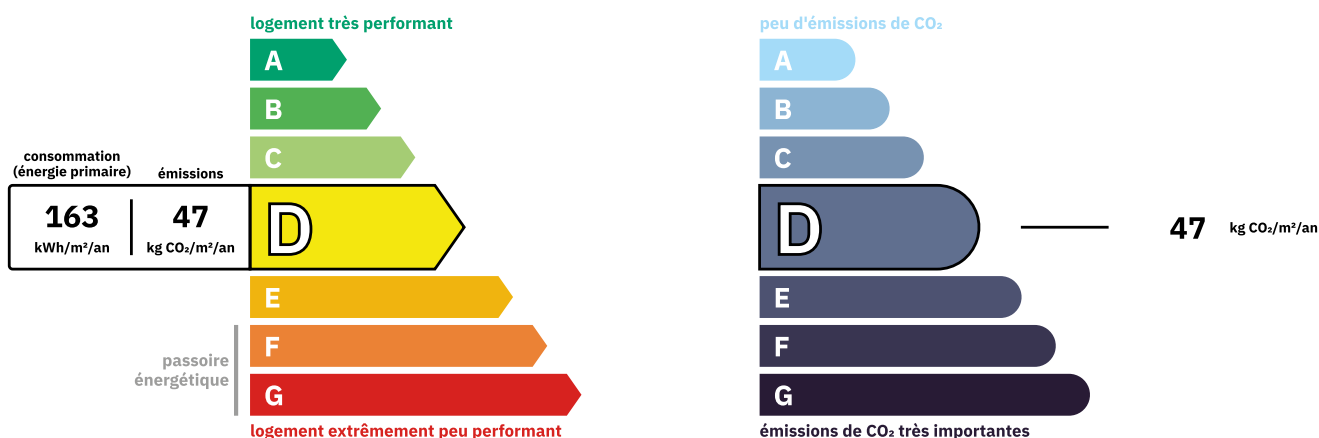


RESORT CENTRE, EXQUISITE
APARTMENT WITH DIRECT
ACCESS TO THE PISTE, 2
ENSUITE BEDROOMS +
DORMITORY...

Ref : A38863KRJ73

ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 1090 € and 1520€ for 2023

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

Réf : A38863KRJ73
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: 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