



## EXCEPTIONAL MOUNTAIN LIVING: 4-BEDROOM CHALET WITH SPA RETREAT & MOVIE LOUNGE, A RARE INVESTMENT IN MÉRIBEL

EXCEPTIONAL MOUNTAIN  
LIVING: 4-BEDROOM  
CHALET WITH SPA  
RETREAT & MOVIE  
LOUNGE, A RARE  
INVESTMENT IN ...



## PROPERTY FACT FILE

REFERENCE	A39093KRJ73
PRICE	€ 2,660,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	198 m <sup>2</sup>
LAND	10 m <sup>2</sup>
TOWN	MERIBEL LES ALLUES
DEPARTMENT	
LOCATION	Ski
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	
FEATURES	Mains Drains, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- Stunning 4-Bedroom Chalet with Wellness & Cinema
- Prime Location Near Méribel with Easy Ski Access
- Practicality Meets Luxury: garage & ski locker
- Attractive Investment Potential VAT Reclaim/rental
- Exceptional Build Quality & Last Unit available

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MOVIE LOUNGE, A RARE  
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If you love skiing and dream of owning a beautiful alpine home just 2 minutes' drive from the vibrant resort of Méribel – the heart of the world-renowned 3 Valleys ski domain – this exceptional chalet is for you.

## DESCRIPTIF

Offering nearly 200 m<sup>2</sup> of luxurious yet practical living space, this chalet is an outstanding investment opportunity with excellent value for money. It includes a private ski room, a cellar, a large underground garage, and top-tier features throughout. The rental yield is impressive, and you have the option of hassle-free management through an experienced local company.

### Layout:

Entrance level: Bright TV lounge, an elegant ensuite double bedroom with plush carpeting and high-end fittings.

Level 1: Spacious open-plan kitchen, dining and living area with floor-to-ceiling windows, a statement fireplace, and a west-facing balcony – perfect for sunsets and apéritifs.

Level -1: Two further double bedrooms with bathrooms, a bunk room with shower and WC, plus a sauna and chill-out zone.

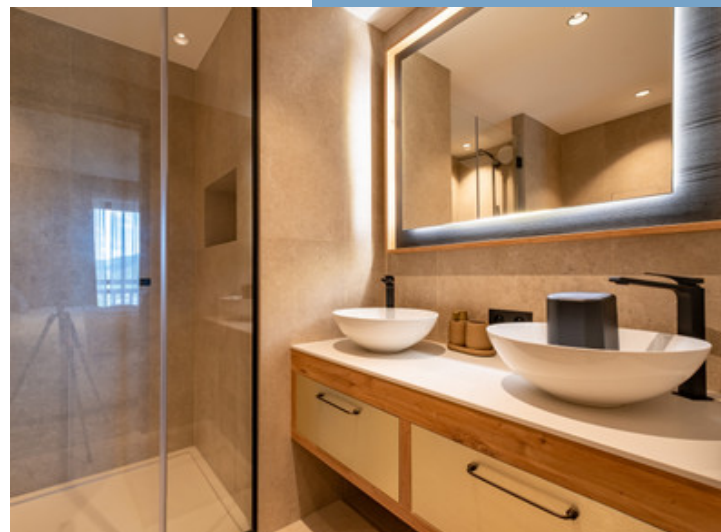
Level -2: Utility room, boiler room, ski room, and a fantastic cinema/games room for après-ski enjoyment. This level also connects to the private garage, which includes an electric charging point and space for three vehicles, as well as storage for bikes and gear. This property can be purchased with the option of reclaiming 20% VAT, provided it is rented with basic concierge services – making it a particularly attractive investment. Additional tax benefits may apply as it is a new-build property. Full details available 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>

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A39093KRJ73>

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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## ENERGIE-DPE

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DPE not required.

## 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 : A39093KRJ73  
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)