

MÉRIBEL LES ALLUES – FAMILY CHALET OF APPROX. 200 M², INDEPENDENT APARTMENT AND OUTBUILDINGS ON 6,400 M²

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 0870011515l Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

MÉRIBEL LES ALLUES – FAMILY CHALET OF APPROX. 200 M², INDEPENDENT APARTMENT AND OUTBUILDINGS ON ...





PROPERTY FACT FILE

REFERENCE	A48512CYB73
PRICE	€ 2,127,660 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	2
ACCOMMODATION	163 m²
LAND	6400 m²
TOWN	Les Allues
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	Habitable, Good condition
FEATURES	Mains drainage, Garage, Private parking

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





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

- Property set within 6,400 m² of land
- South-facing balcony
- Self-contained apartment
- Two barns, a hangar, mazot and shelter
- Les Allues gondola just 3 minutes by car

MÉRIBEL LES ALLUES – FAMILY CHALET OF APPROX. 200 M², INDEPENDENT APARTMENT AND OUTBUILDINGS ON ...

Ref : A48512CYB73

In Pré à la Dame, a peaceful hamlet of Méribel Les Allues, discover a character property set within 6,400 m² of land in a beautifully unspoilt setting.

The property includes a family chalet of over 200 m² with six



DESCRIPTION

Méribel Les Allues – Character property with family chalet, independent apartment and extensive outbuildings

Located in the peaceful hamlet of Pré à la Dame, in the Méribel Valley, this authentic Alpine property enjoys a beautiful, unspoilt mountain setting.

Set within approximately 6,400 m² of land, the property stands out for its traditional character, extensive outbuildings and variety of potential uses.



THE MAIN CHALET

Offering approximately 163 m² of living space across three levels, the chalet features seven bedrooms in total, including one within the independent apartment.

The property also benefits from solar panels producing domestic hot water and electricity.

Ground floor:

A self-contained apartment comprising a living room, one bedroom and a shower room. This level also includes a garage and a cellar.

First floor:

A comfortable lounge, a 44 m² kitchen and dining area, two bedrooms measuring 10 m² and 13 m², and a bathroom.



A south-facing balcony provides plenty of natural light and an enjoyable outlook over the surrounding Alpine landscape.

Second floor:

Four additional bedrooms, offering flexible accommodation for family and guests.

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A48512CYB73

COMPLETE FILE AND PHOTO ON REQUEST

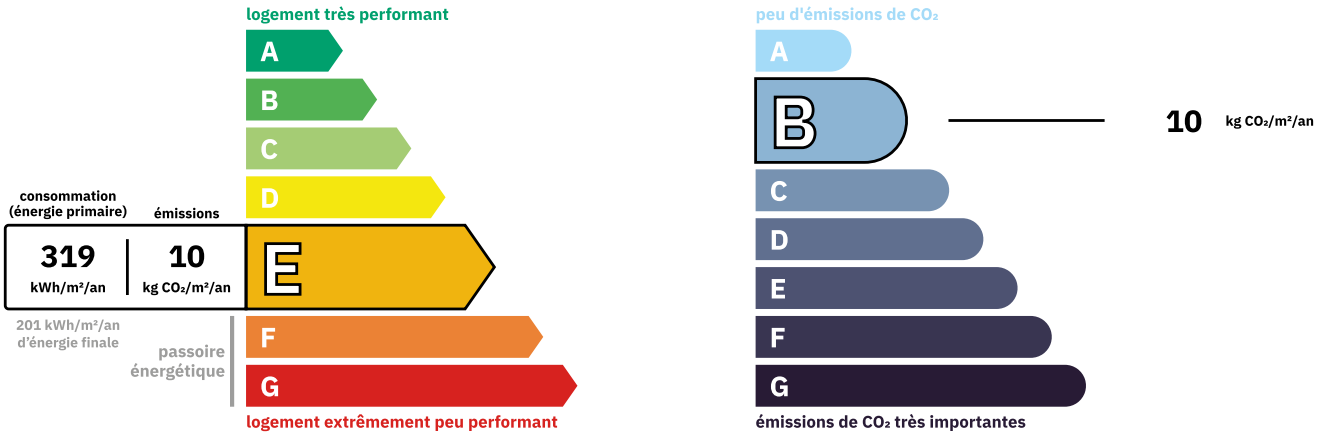
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

MÉRIBEL LES ALLUES – FAMILY CHALET OF APPROX. 200 M², INDEPENDENT APARTMENT AND OUTBUILDINGS ON ...

Ref : A48512CYB73

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

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 3210 € and 4380€ for 2022

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

Réf :A48512CYB73
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