

Managed 3-bedroom apartment for sale in Les Menuires: great ski access & guaranteed rental income (3 Valleys)

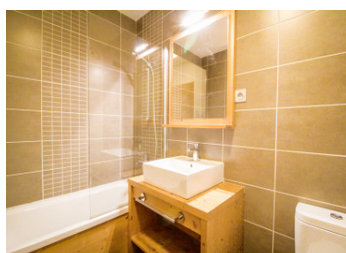
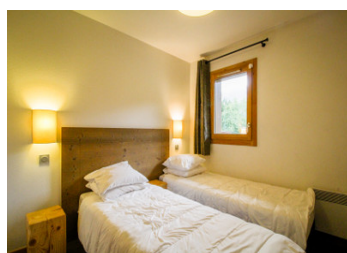


INFORMATION

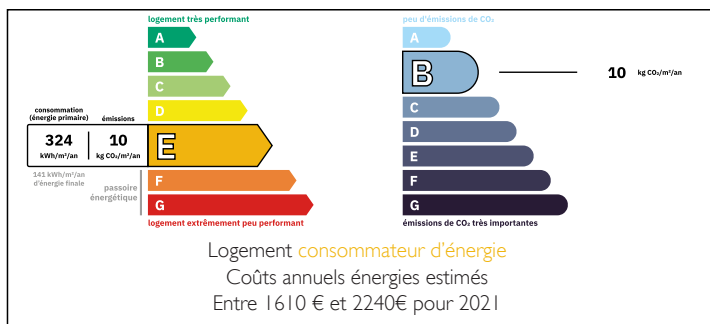
Town:	LES MENUIRES
Department:	Savoie
Bed:	3
Bath:	2
Floor:	64 m2
Outside Space:	4 m2

IN BRIEF

Great location for this ski-in/ski-out managed apartment in the centre of the Les Menuires resort. With 3 bedrooms and 2 bathrooms, plus a great balcony, not to mention access to the residence's swimming pool and spa facilities, this property offers both good terms of usage and strong rental income. This property comes with a rental contract in place whereby an owner has an agreed number of weeks' usage per season and the remaining weeks are rented out by the management company for a guaranteed rental return.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Based over one floor, this spacious 64sqm apartment with an additional 3.6sqm of balcony space offers fantastic access into the 3 Valleys resort and also to the in-house pool and spa facilities.

The apartment itself sits slightly separate from the main building of the development, making it a more serene spot. Access is either across the road, or by using the footbridge that crosses this road for the busy periods.

Entering the ground floor apartment, the master bedroom with en-suite bathroom is located to the far right, with the second double room and bunk room also on this side. There is a shared bathroom for these 2 rooms, plus a separate WC.

The open-plan living room, dining room and kitchen of over 20sqm are to the left, with some storage in the entrance hall. The balcony is accessed from the living room and looks out to the west, with great views of the La Masse mountain.

The ski access gives you the choice of lifts to access the centre of resort - all via green or blue runs, so nothing too taxing or anxiety-inducing! Buses also run from in front of the building to the main areas of resort throughout the day, all season through.

A floorplan is available on request, and 360° virtual tours make up part of this listing description on the Leggett websites.

The property is sold with a covered parking space, a large owner's cupboard - the largest in the building at around 5sqm -...

LOCAL TAXES

Taxe habitation: EUR

NOTES