

Fantastic 6-bedroomed, freehold duplex apartment with sublime, uninterrupted views in Les Menuires (3 Valleys)

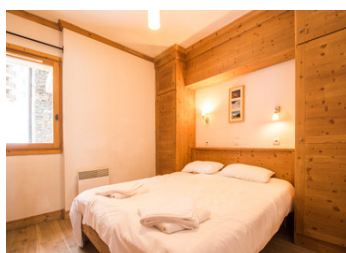


INFORMATION

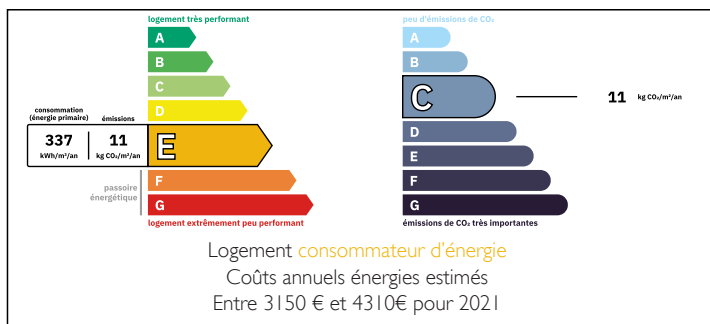
Town:	Les Belleville
Department:	Savoie
Bed:	6
Bath:	5
Floor:	155 m2
Plot Size:	0 m2

IN BRIEF

Based in the quiet, but well-connected area of Les Bruyeres in Les Menuires, this large apartment, split across 2 floors and tastefully finished, can sleep 12 people comfortably, and benefits from a fantastic open-plan and spacious living area with fireplace - perfect for winding down after a day on the hill! The views out over the La Masse ski area from the balcony are uninterrupted and the apartment is sold with no rental obligation or contract in place, so you can use it and/or rent it out as much or as little as you wish. Properties of this size are rare to the market within the valley - especially as freehold opportunities

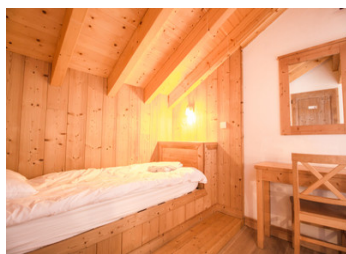
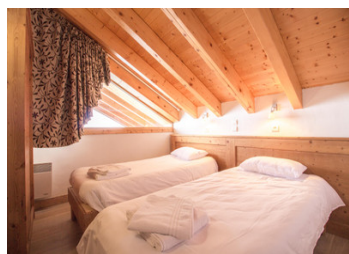


ENERGY - DPE



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The residence sits in a great spot in resort - the piste is just behind the building and there is always plenty of parking to the front (the property is sold with one covered parking space as well). Upon returning to the building, you can put your boots and skis in the private ski locker with boot driers, and as the property owner, you would also have your own lockable storage room for personal items.

Heading up to the apartment either using the lift or stairs, you arrive at the apartment and upon entering, you move into an entrance hall with storage. Just around the corner, this opens out into the large open-plan living room area with fully equipped kitchen area, sofa area next to the fireplace and a substantial dining area that can accommodate all the guests within the apartment. From this area, you can access the outstanding balcony with incredible views that gets bathed in the afternoon sunshine.

This floor houses 3 double bedrooms (2 of which have en-suite bathrooms, and the third has a bathroom next to it). The remaining 3 bedrooms are located on the top floor of the property, along with 2 bathrooms and one of the bedrooms has its own balcony as well.

The property is sold with a ski locker, cellar and private parking space. Floor plans are available on request.

The area of Les Bruyeres is very well located close to many of the resort's amenities in addition to the...