

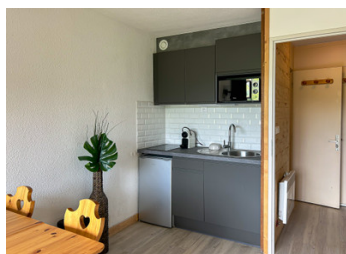
For Sale – Lovely and fully renovated ski-in/ski-out apartment



EXCLUSIVE

## INFORMATION

Town:	LES MENUIRES
Department:	Savoie
Bed:	0
Bath:	0
Floor:	20 m2
Plot Size:	0 m2



## IN BRIEF

For Sale – Ski-in/Ski-out Apartment – Belleville Caron Residence – Les Menuires

Discover this beautiful, fully renovated apartment with direct ski access, ideally located in Les Menuires resort.

Sleeps 4 – bright living room with open-plan kitchen, South/South-West facing balcony, stylish bathroom with Italian-style shower, optimized sleeping area.

Cellar.

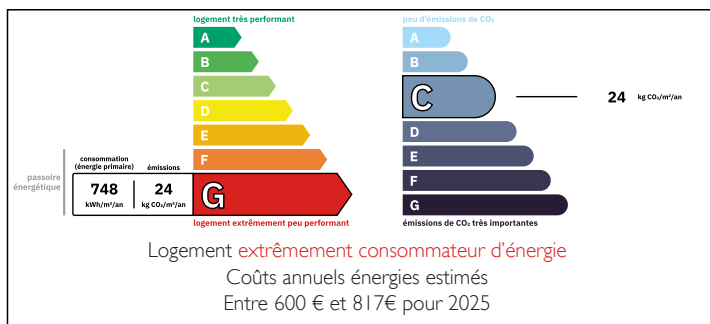
Excellent rental yield: over 9% during the winter season.

Direct access to the 3 Vallées ski area.

Sought-after residence with quality amenities.

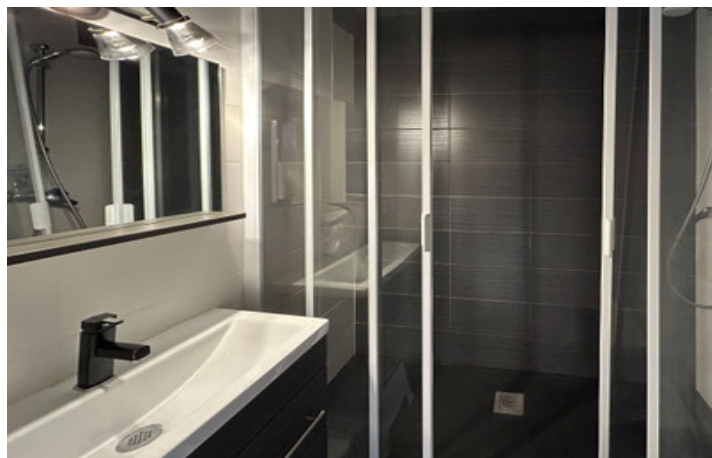
Contact us for more information or a viewing.

## 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

For Sale – Fully Renovated Ski-in/Ski-out Apartment – Belleville Caron Residence – Les Menuires  
Located in the highly sought-after Résidence Belleville Caron, in the heart of Les Menuires ski resort, this fully renovated apartment offers a perfect blend of modern comfort and exceptional location.

Enjoy direct ski-in/ski-out access, a bright and spacious living room with a fully equipped open kitchen, ideally oriented South / South-West, and a balcony with open views — perfect for relaxing after a day on the slopes.

The elegant bathroom features a walk-in Italian-style shower, and the sleeping area is cleverly designed to comfortably accommodate up to 4 guests, making it ideal for both personal use and seasonal rentals.

An private cellar is included, ideal for storing ski equipment or personal belongings.

With an excellent rental yield of over 9% (during the winter season only), this property represents a smart investment in one of the most popular resorts of the 3 Vallées ski area.

A turnkey opportunity that combines mountain enjoyment with strong profitability.

Contact us today for more details or to schedule a viewing.

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Co-owned building of 449 units  
Provisional annual charges: 945€

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES