

Great opportunity to purchase this 30sqm ski apartment ski in ski out in Les Menuires in the 3 Valleys

EXCLUSIVE



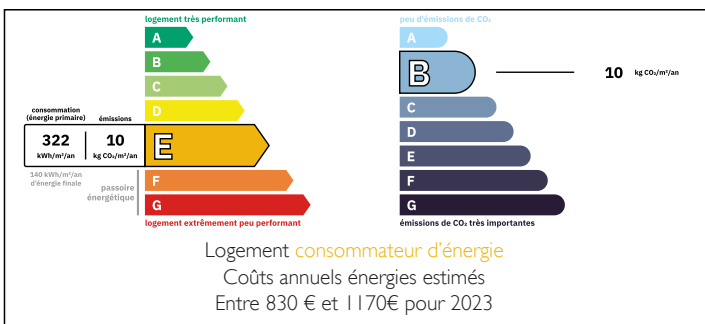
INFORMATION

Town:	LES MENUIRES
Department:	Savoie
Bed:	1
Bath:	1
Floor:	31 m2
Outside Space:	7 m2

IN BRIEF

Charming 30.59 m² apartment located in the residence the Hameau des Airelles in the sought-after Preyerand area at the entrance to Les Menuires resort. South-facing and set in a peaceful environment, it offers ski-in/ski-out access and a nice 7 m² balcony with open views. The property features one bedroom, a bathroom, a separate toilet, and a bright living area with an open-plan kitchen, combining modern comfort with authentic alpine charm. The apartment is free of any occupancy. A perfect choice for mountain lovers or as a rental investment in the heart of the 3 Valleys.

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

A warm and inviting retreat in the heart of the 3 Valleys. Bathed in sunlight thanks to its full south-facing exposure and set in a peaceful environment, this ski-in, ski-out apartment is located in the sought-after Preyerand area, at the entrance to the Les Menuires resort. It offers a unique mountain experience, combining nature and comfort, with direct access to the Bettaix slope while remaining close to shops and free shuttle services.

With a floor area of 30.59 m², this well-designed one-bedroom apartment features an entrance hall leading to a bathroom and a separate toilet. The open-plan kitchen, fully fitted and equipped, opens onto a bright living room with a welcoming dining area. The spacious main bedroom includes built-in storage, providing both comfort and functionality. The apartment also boasts a beautiful south-facing balcony of over 7 m², offering a pleasant and sunny view of the surrounding mountains. The apartment is sold fully furnished.

Presented in excellent condition, it perfectly blends alpine charm with modern comfort. The property comes as a freehold, allowing you to use the apartment as you wish.

This property is a rare opportunity, ideal for ski enthusiasts, mountain lovers, or as a rental investment in the heart of the 3 Valleys. Located in the Preyerand district, just a short distance from the Bettaix slope, local shops, and free shuttles, it offers the perfect setting to fully enjoy alpine living.

For further information or to arrange a viewing, please contact Leggett Immobilier.

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LOCAL TAXES

Taxe habitation: EUR

NOTES