

Great opportunity to purchase this 31sqm ski apartment in Les Menuires in the 3 Valleys



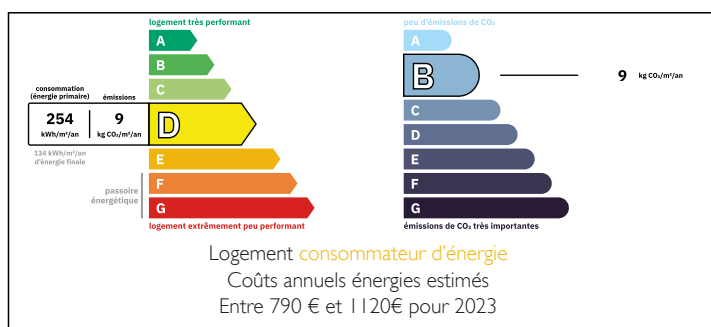
## INFORMATION

Town:	LES MENUIRES
Department:	Savoie
Bed:	1
Bath:	1
Floor:	31 m2
Outside Space:	8 m2

## IN BRIEF

Charming 30.80 sqm apartment located in the residence "Le Hameau des Airelles", in the Preyerand area, at the entrance of Les Menuires resort. Facing South, it offers a peaceful setting, close access to the pistes, and a beautiful balcony of over 8 sqm. The property comprises one bedroom, a bathroom, a separate WC, and a bright living room with an open kitchen, combining comfort with Alpine charm. The apartment is sold free of any occupancy. Ideal for mountain lovers or as a rental investment in the heart of the Three 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 true cozy retreat in the heart of the Three Valleys. Bathed in natural light thanks to its south-facing exposure and set in a quiet environment, this ski apartment is located in the Preyerand area, at the entrance of Les Menuires resort. It offers a unique mountain experience, blending nature and comfort, with easy access to the Bettex slope while remaining close to shops and free shuttle services.

With a surface area of 30.80 sqm, this well-designed one-bedroom apartment features an entrance leading to a bathroom and a separate WC. The open-plan kitchen, fully fitted and equipped, flows into a bright living area with a welcoming dining space. The master bedroom includes built-in storage, providing a comfortable and functional layout.

The apartment also benefits from a lovely south-facing balcony of over 8 sqm, perfect for enjoying sunny views. It is sold fully furnished.

Presented in excellent condition, the property harmoniously combines Alpine charm with modern comfort. It is offered as a freehold property, following notice served by the management company, allowing you full freedom of use.

This property represents a great opportunity, whether for ski enthusiasts, mountain lovers, or as a rental investment in the heart of the Three Valleys. Located in the Preyerand area, close to the Bettex slope, shops, and shuttle services, it offers all the advantages needed to fully enjoy the Alpine lifestyle.

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

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Information about risks to which this property is exposed is available...

## LOCAL TAXES

**Taxe foncière: 820 EUR**

**Taxe habitation: EUR**

## NOTES