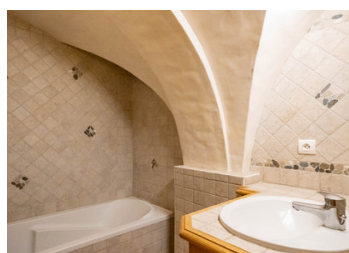


Alpine Garden Apartment with Panoramic Views and Conversion Potential near Méribel



INFORMATION

Town:	MERIBEL LES ALLUES
Department:	Savoie
Bed:	0
Bath:	1
Floor:	74 m2
Outside Space:	25 m2

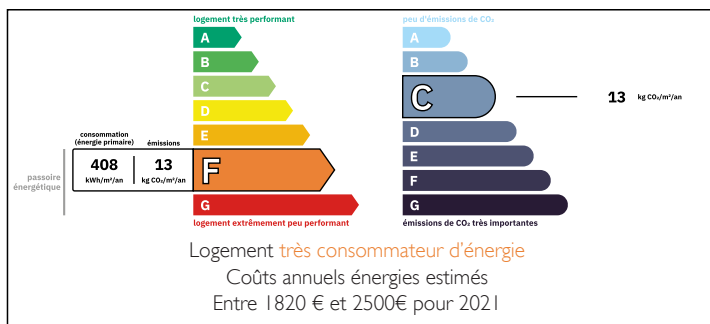
IN BRIEF

A rare opportunity to acquire a charming alpine property in the highly sought-after hamlet of La Gittaz, Méribel. Full of character and potential, this spacious apartment boasts vaulted ceilings, attractive tiled flooring and a warm, inviting mountain atmosphere.

The bright and generously proportioned living area benefits from underfloor heating and opens directly onto a sunny private garden, creating a wonderful indoor-outdoor living space. Whether enjoying a morning coffee in the sunshine or watching children play in the snow, the garden provides a delightful extension of the apartment throughout the seasons.

The property also offers exciting renovation potential. The existing layout could be reconfigured to create separate rooms, transforming the apartment into a comfortable one- or even two-bedroom home, tailored to modern mountain

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.



NOTES

DESCRIPTION

Nestled in the charming hamlet of La Gittaz, just a few minutes from the centre of Méribel, this characterful apartment enjoys a peaceful setting, abundant sunshine and stunning panoramic mountain views. Occupying the garden level of a small residence of only seven apartments, it offers a rare sense of space, privacy and connection with the surrounding alpine landscape.

One of the property's standout features is its beautiful south-west-facing garden of approximately 20 m². Bathed in sunshine throughout the day and overlooking the valley and surrounding peaks, it provides the perfect setting for outdoor dining, relaxing after a day on the slopes, or simply enjoying the tranquillity of mountain life.

Offering excellent value compared to properties in the heart of the resort, this apartment combines the charm of an authentic alpine village with easy access to Méribel's world-class skiing, shops, restaurants and amenities. The environment is peaceful, family-friendly and wonderfully preserved.

The Apartment

With a total surface area of 74 m², the property is currently arranged as a spacious studio and offers excellent potential for reconfiguration into a one- or two-bedroom apartment.

Ground Floor

- Entrance hall with built-in storage
- Bathroom and separate WC
- Sleeping area with space for a double bed
- Open-plan kitchen area
- Comfortable lounge area
- Spacious living room with direct access to the south-west-facing garden

Lower Ground Floor