

Exceptional investment opportunity featuring planning for 3 luxurious apartments - UNDER OFFER



## INFORMATION

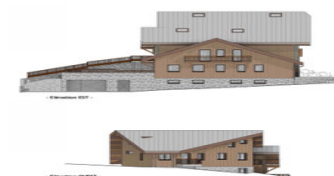
Town:	Les Allues
Department:	Savoie
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2



## IN BRIEF

This is a rare opportunity to acquire a complete redevelopment project featuring 3 luxurious apartments, perfectly situated to capture breathtaking mountain views.

This stunning location is just a short walk from the charming heart of Les Allues, with easy access to Meribel centre and the world-renowned Three Valleys ski area.



## ENERGY - DPE

DPE not required.

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

This outstanding redevelopment project consists of 680m<sup>2</sup> of land, with planning, for a total of 532m<sup>2</sup> of habitable surface over 4 levels, divided into 3 apartments along with 7 parking spaces, 3 of which are covered. All planning requirements are in place for the project.

The redevelopment project proposes 3 spacious South facing apartments :

Apartment 1 - 1st floor , 176m<sup>2</sup> of habitable space comprising 4 bedrooms with open plan kitchen living area of 88m<sup>2</sup>

Apartment 2 - 2nd floor, 174m<sup>2</sup> of habitable space comprising 4 bedrooms with open plan kitchen living area of 58m<sup>2</sup>

Apartment 3 - 3rd floor duplex apartment, 166m<sup>2</sup> of habitable space comprising 5 bedrooms with open plan kitchen living area of 45m<sup>2</sup>.

Les Allues is a charming traditional village in the French Alps with a permanent year round population. The village offers the convenience of shops bars and restaurants open all year and in Winter, seamless access to the world-famous Three Valleys ski area, with ski lifts and connections just a short walk away.

Beyond skiing, Les Allues is a vibrant year-round destination, drawing visitors for hiking, mountain biking, and summer festivals, offering optimal rental potential throughout the seasons.

This is an unparalleled investment opportunity. Designed to attract discerning buyers and travelers alike, this property offers exceptional potential for strong returns and long-term growth in one of the world's most coveted ski destinations.

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