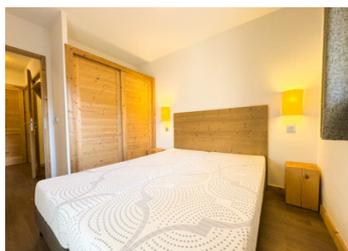
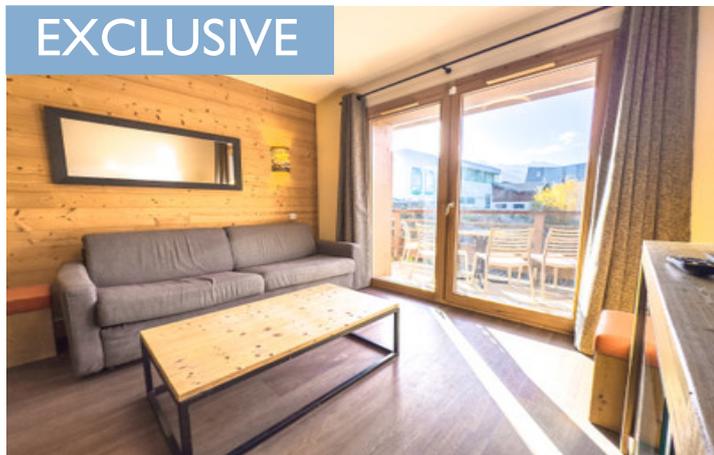


Managed 2-bedroom apartment in Les Menuires: ski-in/ski-out with superb views & guaranteed income (3 Valleys)

EXCLUSIVE



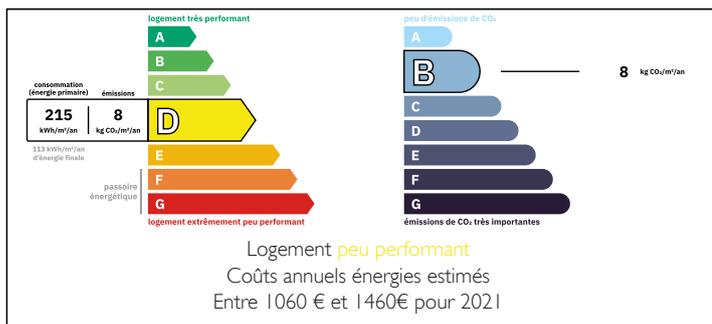
## INFORMATION

Town:	LES MENUIRES
Department:	Savoie
Bed:	2
Bath:	1
Floor:	48 m2
Outside Space:	3 m2

## IN BRIEF

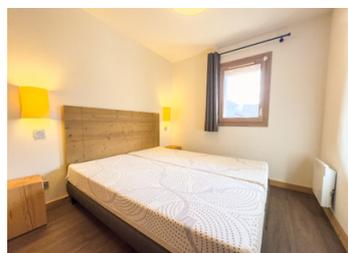
This ski-in/ski-out managed apartment in the heart of the Les Menuires resort offers good terms of usage and a good rental income. With 2 bedrooms, a great south-facing balcony, and access to the residence's swimming pool and spa facilities, this is a great opportunity to own in the stunning French Alps. This property comes with a rental contract in place whereby an owner has an agreed number of weeks' usage per season and the remaining weeks are rented out by the management company for a guaranteed rental return.

## 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

Sitting on the 4th floor of the residence with a full southerly aspect, this fantastic 49sqm apartment with an additional 4.3sqm of balcony space offers excellent access into the 3 Valleys resort and also to the in-house pool and spa facilities.

Entering into the apartment, the 2 bedrooms are in front of you, with the bathroom to the left, plus the separate WC.

The open-plan living room, dining room and kitchen of over 20sqm are over to the right, with some storage in the entrance hall. The balcony is accessed from the living room and looks out to the south, with great views of the Les Menuires ski area, right up to the summits of Val Thorens

The ski access gives you the choice of lifts to access the centre of resort - all via green or blue runs, so nothing too taxing or anxiety-inducing! Buses also run from in front of the building to the main areas of resort throughout the day, all season through.

A floorplan is available on request, and 360° virtual tours make up part of this listing description on the Leggett websites.

The property is sold with a covered parking space and a ski locker very close to the piste access.

Within the development, there is both a ski shop and a quality restaurant, so everything is on your doorstep.

Les Menuires is very well located in the heart of the Three Valleys ski area, the largest linked area in the world. Using the lifts...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES