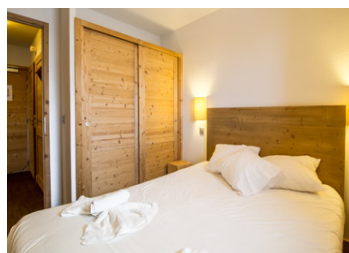


## West facing ski-in ski-out one bedroom apartment for sale in Les Menuires – Three Valleys

### EXCLUSIVE



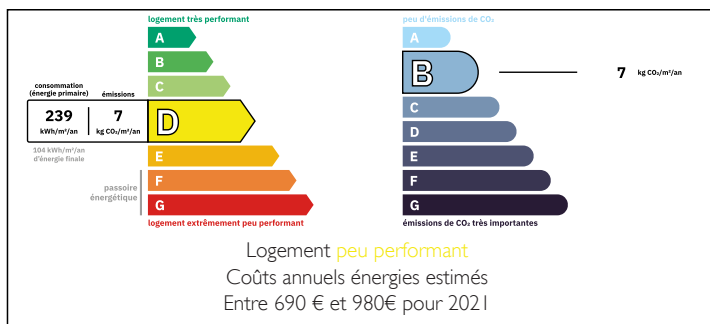
### INFORMATION

Town:	LES MENUIRES
Department:	Savoie
Bed:	1
Bath:	1
Floor:	33.63 m2
Outside Space:	6 m2

### IN BRIEF

Modern and stylish one-bedroom apartment of 33sqm with a west-facing terrace, situated in a prestigious 4-star residence in Les Menuires in the heart of the Three Valleys. Enjoy direct ski-in ski-out access, exceptional communal amenities including a swimming pool and spa, and a prime location in one of the world's premier ski destinations.

### 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

This bright and contemporary one-bedroom apartment is the perfect mountain retreat, offering direct ski-in/ski-out access to the slopes of Les Menuires in the renowned Three Valleys ski area. Featuring a large west-facing terrace, this property for you to enjoy the breathtaking views of the surrounding mountains.

The apartment is situated within a 4\* residence, designed for both comfort and convenience. The communal facilities include a large swimming pool, a luxurious spa with a sauna and steam room, and a welcoming lounge area.

The interior boasts modern finishes and ample natural light, creating a warm and inviting atmosphere. The open-plan living space includes a fully equipped kitchen, dining area, and a comfortable lounge. The well-appointed bedroom and modern bathroom complete the property.

What's more, this flat benefits from a commercial lease with guaranteed rent, offering an interesting investment opportunity for those who want to combine pleasure and profitability.

Located in the heart of Les Menuires, this apartment provides access to the Three Valleys, the largest interconnected ski area in the world. With over 600 kilometers of pistes, exceptional snow reliability, and options for skiers of all levels, the Three Valleys is a haven for winter sports enthusiasts. Les Menuires itself is known for its family-friendly atmosphere, vibrant après-ski scene, and an excellent selection of restaurants.

For more information on this property please do not hesitate to contact us.

Please see my portfolio for all our ski properties.

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Co-owned building of 254 units  
Provisional annual charges: 1035€

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Information about risks to which this property...

## LOCAL TAXES

**Taxe foncière:** 450 EUR

**Taxe habitation:** EUR

## NOTES