

## Spacious 6 bedroom chalet in pretty mountain village with panoramic mountain views



## INFORMATION

Town:	Les Allues
Department:	Savoie
Bed:	6
Bath:	3
Floor:	143 m <sup>2</sup>
Plot Size:	500 m <sup>2</sup>



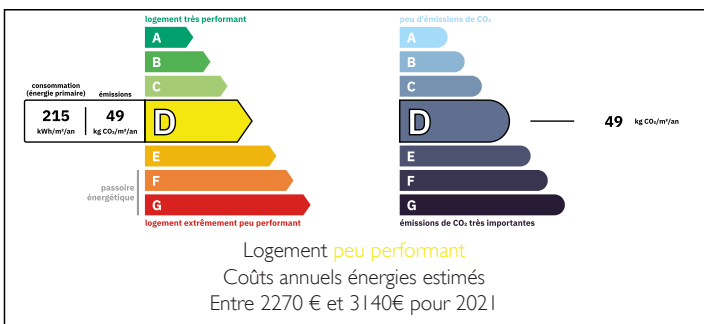
## IN BRIEF

This charming village chalet of around 200m<sup>2</sup> in size is a perfect cozy nest in Méribel Les Allues, heart of the 3 Valleys, boasting:

- A beautiful fully equipped kitchen
- A light and airy spacious dining room
- A cozy living room with wood burner
- 6 good size bedrooms, 3 bathrooms
- A large outside south-facing garden
- A south facing terrace with jacuzzi
- A garage and outside parking space

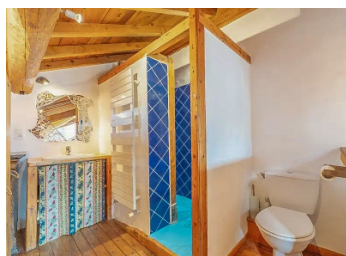
The chalet is nestled in a charming hamlet at the foot of the famous ski resort of Méribel and adjacent to the beautiful, historic village of Les Allues. A cable car and free bus service takes you directly to the ski slopes and the village of Les Allues has bars, restaurants and shops. In the summer this part of the valley is the place to be as there is all year round activity and the meadows are green and full...

## ENERGY - DPE



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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

The chalet spans over 3 floors with the entrance leading down to the large storage area and garage and up to the kitchen/dining area with French windows opening out on to the garden.

The living area is raised and opens on to a lovely terrace with jacuzzi. A small staircase leads up to 2 bedrooms and a shower room with lovely views over the meadows and mountains.

The spacious kitchen and dining room is charming and fully equipped and another staircase leads up to a further 3 bedrooms with a large bathroom.

The master bedroom with ensuite bathroom is found at the top of the house and feels cozy and snug with beautiful wood beams but light thanks to the velux windows.

The outside space is fabulous with a flat lawn and garden area, south facing so perfect for lounging and dining al fresco. In the winter children can have fun building snowmen and playing. It is the perfect family retreat as a second home or a lovely main residence for those living and working in the area.

Contact us for more details and viewings.

Surface Areas m<sup>2</sup> (habitable & total surface\*)

Lower floor:

Garage = 17.60

Cellar = 21.62

Lower entrance = 7.42

Ground floor:

Lounge = 25.65 habitable, 28.03 total surface

Dining area = 29.44

Kitchen = 6.41

Level I:

## LOCAL TAXES

Taxe habitation: EUR

## NOTES