

For Sale – Stunning 4-Bedroom Duplex with Fireplace, Ski-In/Ski-Out – Les Menuires

EXCLUSIVE



INFORMATION

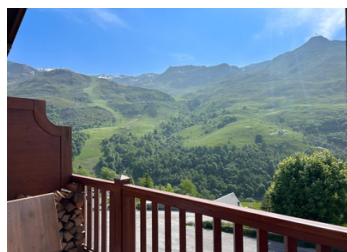
Town:	LES MENUIRES
Department:	Savoie
Bed:	4
Bath:	3
Floor:	102.18 m2
Plot Size:	0 m2

IN BRIEF

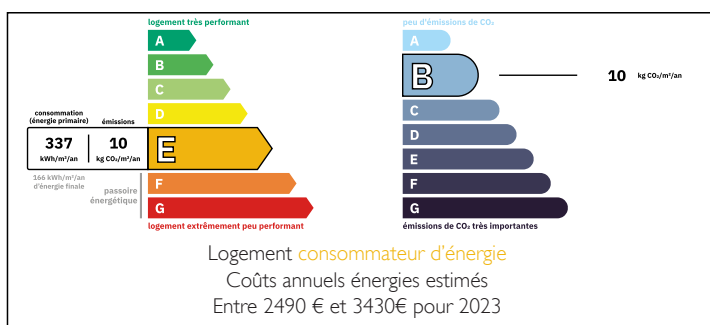
For Sale – Stunning 4-Bedroom Duplex with Fireplace, Ski-In/Ski-Out – Les Menuires
Ideally located in a highly sought-after tourist residence in the heart of Les Menuires, with direct access to the slopes, this beautiful duplex apartment offers both comfort and authenticity in the prestigious 3 Vallées ski area.

Meticulously maintained, the property includes four bedrooms, two bathrooms, and a spacious, light-filled living area. The large living room, featuring a fireplace and generous windows, creates a warm and inviting space perfect for relaxing after a day on the slopes. The fully equipped open kitchen blends seamlessly with the living space, enhancing the feeling of openness and conviviality.

Additional features include a private cellar, a ski locker, and a private parking space.

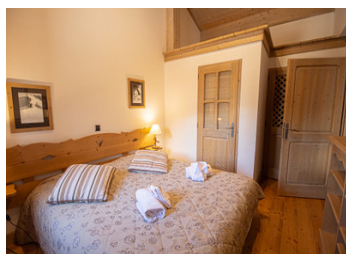


ENERGY - DPE



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

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The apartment is currently under a commercial lease, ensuring guaranteed rental income while still offering the owner personal use during designated periods as outlined in the lease agreement.

This is a rare opportunity to invest in a property that combines alpine charm, a premium ski-in/ski-out location, and secure rental returns.

LOCAL TAXES

Taxe habitation: EUR

NOTES

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