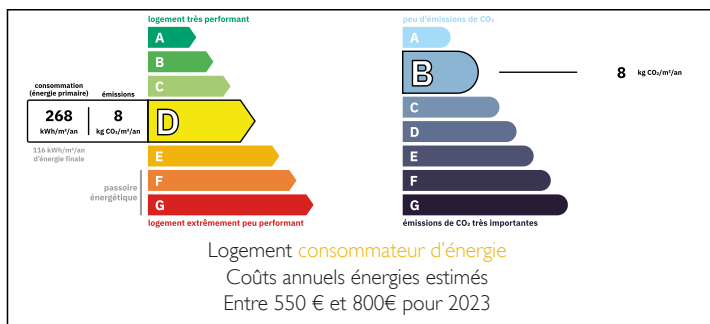


Wonderful ski-in, ski-out apartment fully renovated



ENERGY - DPE



INFORMATION

Town:	LES MENUIRES
Department:	Savoie
Bed:	0
Bath:	1
Floor:	22.72 m2
Outside Space:	5 m2

IN BRIEF

Not to be missed: this charming 22.72 m² apartment located on the first floor of the Ski Soleil residence, a meticulously maintained building with an elevator. In perfect condition, the apartment has been fully renovated with new windows and high-quality finishes throughout. Ideally situated with direct ski-in/ski-out access, it offers an unobstructed view of the slopes and a pleasant east-facing exposure, providing lovely natural light in the morning.

The apartment features a separate sleeping area with bunk beds, a bathroom with a bathtub, and a separate toilet fitted with a thermodynamic water heater. The living area opens onto a spacious, inviting balcony, perfect for unwinding after a day on the mountain. You'll also enjoy a well-appointed kitchen, fully equipped with a dishwasher, large fridge, and induction cooktop, ideal for preparing meals in a warm and friendly atmosphere.

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

For sale: charming 22.72 m² apartment located on the first floor of the Ski Soleil residence, a very well-maintained building with an elevator. Fully renovated with high-quality finishes and new windows, this property offers an ideal ski-in/ski-out location with an open view of the slopes and a pleasant east-facing exposure that brings in beautiful morning light.

The apartment includes a separate sleeping area with bunk beds, a bathroom with a bathtub, and a separate toilet fitted with a thermodynamic water heater. The living space opens onto a spacious and inviting balcony, perfect for relaxing after a day on the slopes. The fully equipped kitchen features a dishwasher, a large refrigerator, and induction cooktops, providing everything you need for comfortable and convenient meals.

A private ski locker is also included, offering secure and easy storage for your gear right by the slopes. A major advantage: the building's external insulation project has been voted on and fully paid by the current owner, ensuring excellent thermal comfort year-round and improved energy efficiency.

Whether you're looking for a cozy mountain getaway or a smart rental investment, this move-in-ready apartment offers comfort, functionality, and an unbeatable location in the heart of the Alps.

Co-owned building of 120 units
Provisional annual charges: 1235€

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

LOCAL TAXES

Taxe habitation: EUR

NOTES