

A unique investment opportunity to obtain a 3 bedroom new build apartment in Les Allues. Delivery End 2027



## INFORMATION

Town:	Les Allues
Department:	Savoie
Bed:	1
Bath:	1
Floor:	41.52 m2
Plot Size:	0 m2



## IN BRIEF

A cozy 1-bedroom apartment for sale in the brand-new Les Fermes Blanches development in Les Allues (Méribel Valley).

Some of the features are:

- \*Located on the 1st floor with 41 m<sup>2</sup>, a small balcony with panoramic east-facing views.
- \*VEFA purchase allows for 20% VAT recovery.
- \*Parking, cellar, and ski locker
- \*A furniture pack available to help make things hassle-free
- \*A stylish, spacious, and smart investment in a peaceful Alpine village with access to the Three Valleys ski domain via the Olympe ski lift or the free buses
- \*A spa and wellness centre with spa and facilities for residents
- \*Off plan and built with quality materials

## ENERGY - DPE

DPE not required.

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

Welcome to Les Fermes Blanches, a stunning new-build residence nestled in the heart of Les Allues, one of the most charming and authentic villages in the Méribel Valley. This cozy 1-bedroom apartment (T2) is located on the 1st floor, offering breathtaking north-east facing views and a peaceful alpine lifestyle, just minutes from the world-renowned Three Valleys ski area.

With 41m2 of habitable space, this small apartment combines contemporary comfort with traditional Alpine elegance. The living space is bright and airy, opening onto a small, private balcony that invites in the morning sun and offers unobstructed views of the surrounding mountains—ideal for coffee at sunrise or après-ski relaxation.

The layout includes :

- \*An entrance with WC to the right
- \*A bathroom with bath
- \*A spacious bedroom with storage
- \*An open-plan living area designed for comfort and entertaining with well equipped kitchen and dining area and a cozy lounge
- \*The living area leads out to an 6m2 private balcony, east facing with beautiful views.
- \*High-end finishes and materials have been carefully selected to create a stylish, durable and cosy mountain retreat.

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES

This apartment is part of a VEFA (Vente en l'État Futur d'Achèvement) purchase scheme, offering a rare opportunity to reclaim 20% VAT if the property is purchased with a furnished rental intention. Whether you're looking for a smart investment or a luxurious second home, this apartment fits the bill perfectly.

Additional options include a private parking space, a cellar for ski gear or storage, and a turnkey furniture pack, giving you the freedom to move...