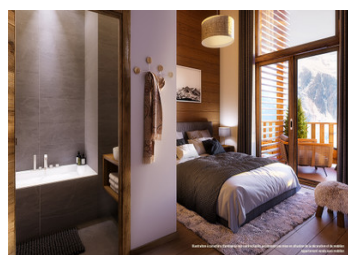


Fantastic 3 bedroom apt. in a beautiful, high quality, modern residence at the foot of the 3 Valley ski area



INFORMATION

Town:	Les Allues
Department:	Savoie
Bed:	3
Bath:	2
Floor:	67 m2
Outside Space:	11 m2



ENERGY - DPE

DPE not required.

IN BRIEF

A beautiful 2-bedroom plus bunk bed room apartment for sale in the brand-new Les Fermes Blanches hotel-residence development in Les Allues (Méribel Valley).

Some of the features are:

- *Located on the 5th floor with 68m², a large balcony, and panoramic south-facing views.
- *VEFA purchase allows for 20% VAT recovery, reduced notary fees. The price is lower than the market average thanks to an innovative financial arrangement of paying a part of the purchase in instalments over a number of years.
- *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

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 hotel residence nestled in the heart of Les Allues, one of the most charming and authentic villages in the Méribel Valley. This spacious 2-bedroom apartment (T3) is located on the 5th floor with lift, offering breathtaking south-facing views and a peaceful alpine lifestyle, just minutes from the world-renowned Three Valleys ski area.

With virtually 68m² of habitable space, this apartment combines contemporary comfort with traditional Alpine elegance. The living space is bright and airy, opening onto a large balcony that invites in the sun and offers unobstructed views of the surrounding mountains—ideal for coffee or après-ski relaxation.

The layout includes :

- *An entrance with lots of storage
- *A large double bedroom to the left with an ensuite bathroom and good storage options
- *A cabin room with bunkbeds
- *A second double bedroom with shower room opposite
- *A generous 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 11m² private balcony, south-facing with beautiful views.
- *High-end finishes and materials have been carefully selected to create a stylish, durable and cosy mountain retreat.

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...

LOCAL TAXES

Taxe habitation: EUR

NOTES