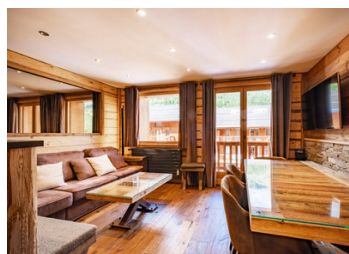


Resort centre, exquisite apartment with direct access to the piste, 2 ensuite bedrooms + dormitory



INFORMATION

Town:	MERIBEL LES ALLUES
Department:	Savoie
Bed:	2
Bath:	2
Floor:	55 m2
Outside Space:	5 m2

IN BRIEF

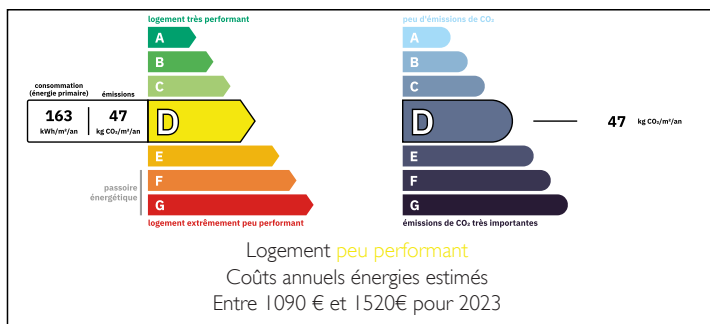
Location, location, location!

In the very heart of Méribel, this luxurious apartment is just 100 metres from the pistes and even closer to your morning coffee and croissant. It doesn't get more central—or more convenient—than this.

Beautifully refurbished throughout, 83m2 total surface, this stylish 2-bedroom apartment with an additional dormitory sleeps up to 9 people and is the perfect base for ski lovers and mountain enthusiasts alike. A solid rental investment for both the winter and summer seasons, it offers the best of Alpine living.

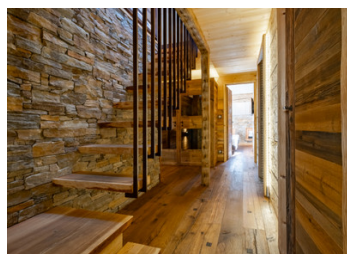
The apartment features two bright and elegant bedrooms, a charming and cozy dormitory ideal for children or extra guests, two modern bathrooms, and a spacious open-plan living area with a fully equipped kitchen. Step out onto the west-facing balcony to enjoy afternoon sun and mountain views.

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.



LOCAL TAXES

Taxe foncière: 880 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Access couldn't be easier: the ground floor lobby leads directly into the apartment—ideal for arriving with luggage or ski gear in tow. Just next to the apartment, you'll find a private cellar (3,25m²) and a ski locker (0,25m²) for all your mountain equipment.

Step inside and you're welcomed by a practical entrance area with space for coats and shoes, and a separate WC just to the left. The fully equipped, modern kitchen features a bar area that opens onto the bright living and dining space. (21,95m²). From the west-facing, (5m²) balcony, soak up the afternoon sun and enjoy a moment of calm with a hot chocolate or apéritif as the resort buzzes below.

Upstairs, the first floor includes a double bedroom with a Velux window (10, 93m²) and ensuite bathroom, (2,72m²) a separate shower room (3,48m²) and WC, and a second bedroom with four beds (14,55m²) —two of which are generously sized bunk beds.

A further staircase leads to a charming dormitory space under the eaves, (15,03m²) with Velux windows and three additional beds—perfect for children or extra guests.

The apartment is right in the heart of the resort, close to shops, bars, and restaurants. The pistes are just a minute's walk away, making ski-in/ski-out living incredibly easy. While there is no private parking space (as is common in the village centre), ample parking is available just above the apartment or in Méribel's covered parking facilities.

Once you've arrived and dropped off your bags, there's really no need for...