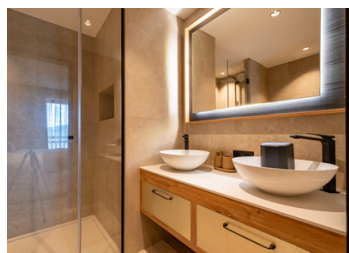


## Exceptional Mountain Living: 4-Bedroom Chalet with Spa Retreat & Movie Lounge, a rare investment in Méribel



### INFORMATION

Town:	MERIBEL LES ALLUES
Department:	Savoie
Bed:	4
Bath:	4
Floor:	198 m2
Plot Size:	10 m2



### IN BRIEF

If you love skiing and dream of owning a beautiful alpine home just 2 minutes' drive from the vibrant resort of Méribel – the heart of the world-renowned 3 Valleys ski domain – this exceptional chalet is for you.

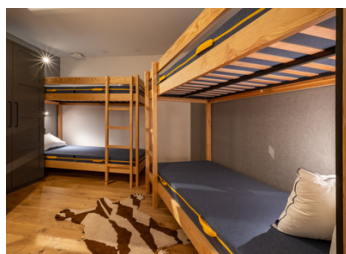
It's the final available unit in an exclusive development, boasting superb build quality and refined finishes throughout. Within a couple of minutes, you can access two different entry points to the vast 3 Valleys ski area – the largest linked ski domain in the world.

### 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Offering nearly 200 m<sup>2</sup> of luxurious yet practical living space, this chalet is an outstanding investment opportunity with excellent value for money. It includes a private ski room, a cellar, a large underground garage, and top-tier features throughout. The rental yield is impressive, and you have the option of hassle-free management through an experienced local company.

Layout:

Entrance level: Bright TV lounge, an elegant ensuite double bedroom with plush carpeting and high-end fittings.

Level 1: Spacious open-plan kitchen, dining and living area with floor-to-ceiling windows, a statement fireplace, and a west-facing balcony – perfect for sunsets and apéritifs.

Level -1: Two further double bedrooms with bathrooms, a bunk room with shower and WC, plus a sauna and chill-out zone.

Level -2: Utility room, boiler room, ski room, and a fantastic cinema/games room for après-ski enjoyment. This level also connects to the private garage, which includes an electric charging point and space for three vehicles, as well as storage for bikes and gear.

This property can be purchased with the option of reclaiming 20% VAT, provided it is rented with basic concierge services – making it a particularly attractive investment. Additional tax benefits may apply as it is a new-build property. Full details available on request.

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