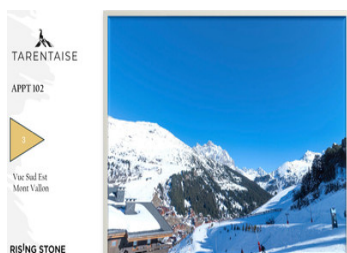


SKI-IN, SKI-OUT supremacy - Luxury 4-Bedroom Apartment with Panoramic Views



INFORMATION

Town:	Les Allues
Department:	Savoie
Bed:	4
Bath:	4
Floor:	123 m2
Outside Space:	20 m2



ENERGY - DPE

DPE not required.

IN BRIEF

After parking in your private underground space, you can stroll to the centre of charming Méribel-Mottaret with its shops, restaurants and bars, or take the cable car that runs late into the night. Yet with a south-facing apartment offering panoramic mountain views, you may not want to leave at all. Apartment 102 combines comfort and elegance: three spacious bedrooms plus a bunk room for children or guests, four modern bathrooms, and a large, light-filled living area. Luxuriously decorated with plush fabrics and noble materials, it embodies refined mountain living. Two underground parking spaces, a private cellar and a ski locker ensure your holiday is stress-free, with cars, skis and bikes securely stored. Added advantages such as reduced notary fees, the possibility of reclaiming 20% VAT (conditions apply) and strong rental potential make this development a truly exceptional investment.

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

This elegant 123m² apartment is located on the first floor and features a stunning 20m² south-facing terrace. Designed for both luxury and comfort, it offers four generously sized bedrooms, four modern bathrooms, and a spacious open-plan living area. Thanks to its south-facing orientation, the property is bathed in natural light throughout the day. The highlight? Its privileged piste-side view — the perfect backdrop for sharing hot chocolates or evening apéros.

Layout:

- Entrance: 3.23m²
- Open-plan kitchen, dining and cozy lounge: 48.63m², with panoramic views towards Mont Vallon, Tournèze and La Saulire.
- Bedroom 1: 13.15m² with ensuite shower room (3.68m²), opening onto the south-facing terrace.
- Bedroom 2: 15.67m² with ensuite shower room (4.84m²), also opening onto the south-facing terrace.
- Bedroom 3: 9.45m² with ensuite bathroom (3.80m²).
- Bedroom 4: 8.73m² bunk room with private bathroom (3.05m²).
- Separate WC: 1.21m²
- Hallway: 7.61m²

The resort:

Méribel-Mottaret, perched at 1700m altitude, lies at the very heart of the world-renowned Three Valleys ski area, boasting 600km of interconnected pistes. While climate change raises concerns for many ski resorts, Mottaret's altitude and advanced snowmaking systems guarantee ski-in/ski-out access for years to come. From here, Courchevel is less than 30 minutes away, the Belleville Valley equally close, and even Val Thorens, Europe's highest ski resort, is reachable in under an hour. Beyond winter, spring, summer, and autumn offer breathtaking experiences too.

Investment opportunity:

As with all new-build properties in France, buyers