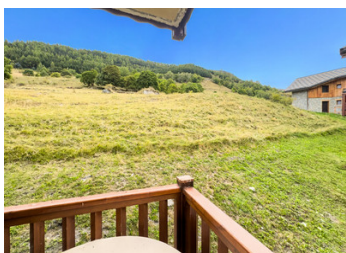


Charming 3-bedroom ski apartment for sale in the village of Le Bettex with direct ski access to the 3 Valleys

EXCLUSIVE



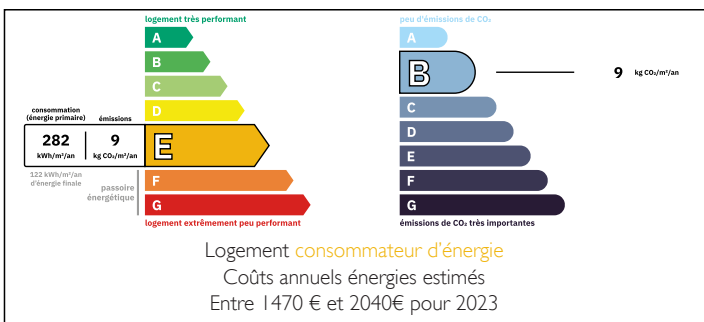
## INFORMATION

Town:	LES MENUIRES
Department:	Savoie
Bed:	3
Bath:	2
Floor:	67 m <sup>2</sup>
Outside Space:	16 m <sup>2</sup>

## IN BRIEF

Situated in a picturesque alpine village in the heart of the Belleville Valley, just a short walk from the Bettex ski lift, this charming 3-double bedroom ski apartment of 67sqm offers a sun-soaked southwest balcony and practical features such as private parking in a garage, a large cellar of over 11sqm, and a ski locker with boot warmers.

## 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:** 1147 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Ideally situated in the pretty village of Le Bettex, this fantastic 3-bedroom ski apartment is located within Chalet Le Doron, right by the river and only a short 400–450m stroll to the ski lift and slopes.

The apartment entrance on the second floor opens into a welcoming hallway with storage and hanging space. From here, the living area flows naturally into a fully equipped kitchen, dining space, and a comfortable lounge with direct access to a spacious 16m<sup>2</sup> wrap-around terrace/balcony. Facing southwest, the terrace enjoys plenty of natural light and sweeping views to the west.

The property includes three well-designed bedrooms: a master double with ensuite shower room and WC, and two additional double bedrooms served by a separate bathroom with bath and WC.

Practical features enhance the property further: sold completely furnished, sold with a private parking space in a closed garage, a dedicated cellar of over 11sqm, and a ski locker complete with boot warmers, ensuring comfort and convenience.

Le Bettex is a charming Savoyard village in the Belleville Valley, part of the world-renowned Three Valleys ski domain — the largest interconnected ski area in the world. With its own ski lift linking directly into the wider network, Le Bettex offers the perfect balance of authentic Alpine charm and easy access to over 600km of slopes.

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Co-owned building of 48 units  
Provisional annual charges: 2760€

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