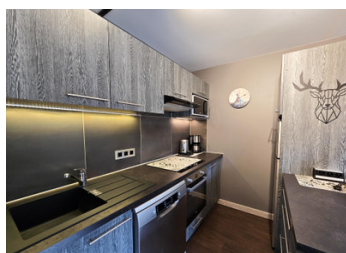
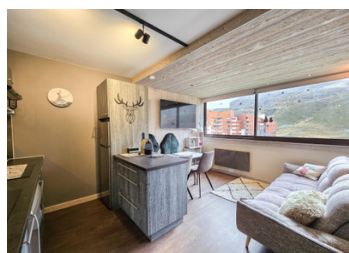


## Fully renovated ski in ski out apartment for sale in Les Menuires Three Valleys



## INFORMATION

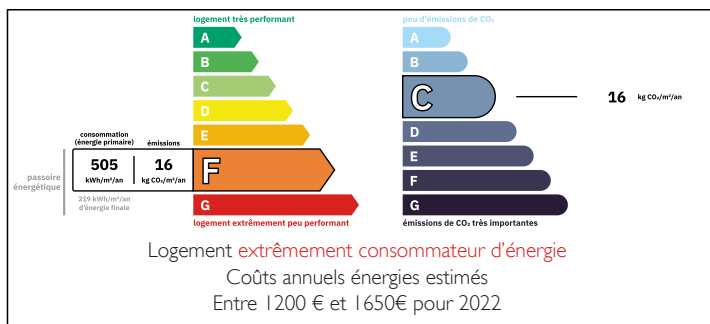
|             |              |
|-------------|--------------|
| Town:       | LES MENUIRES |
| Department: | Savoie       |
| Bed:        | 2            |
| Bath:       | 1            |
| Floor:      | 29 m2        |
| Plot Size:  | 0 m2         |



## IN BRIEF

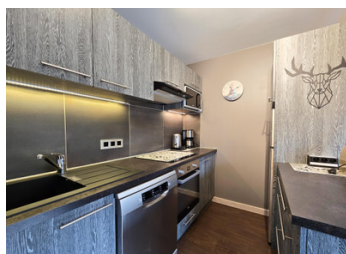
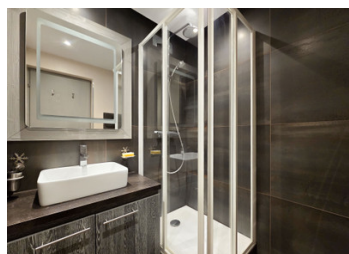
Ideally located just a few steps from the lively Bruyères area, this beautifully renovated 29 m<sup>2</sup> apartment combines alpine charm and modern comfort and can sleep up to 6 people (if converting the living room sofa bed). With its south-west exposure, it enjoys exceptional natural light and direct access to the ski slopes.

## 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: 1350 EUR**

**Taxe habitation: 617 EUR**

## NOTES

## DESCRIPTION

The apartment features a bright living area with open-plan kitchen, a double sleeping area (window opening onto the living room), a cabin with bunk beds offering a lovely view of the slopes, a modern bathroom, and a separate WC.

Located on level 0 from the residence entrance and level -3 on the slope side, it offers true ski-in/ski-out convenience.

Perfect for 4 people, the sofa bed in the living area can comfortably accommodate 2 additional guests!

Sold fully furnished, the property also includes a private cellar on the landing and three private storage lockers, one of which is fitted with a boot dryer — ideal for ski days.

The residence has recently undergone a facade renovation and a complete refurbishment of the communal areas, ensuring a modern, well-maintained environment.

Annual service charges: approximately €1,500.

This apartment is the perfect pied-à-terre in the heart of Les Menuires or a profitable rental investment, combining pleasure, comfort, and strong year-round demand.

Les Menuires is a friendly, dynamic resort within the world-famous 3 Vallées ski area, offering direct ski-in/ski-out access, an authentic alpine atmosphere, and activities for all seasons — from legendary ski slopes to hiking trails, gourmet mountain restaurants, and a warm Savoyard spirit.

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Co-owned building of 266 units

Provisional annual charges: 1500€

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