

One bedroom apartment fully renovated in 2025, just steps from the ski slopes in Les Menuires

EXCLUSIVE



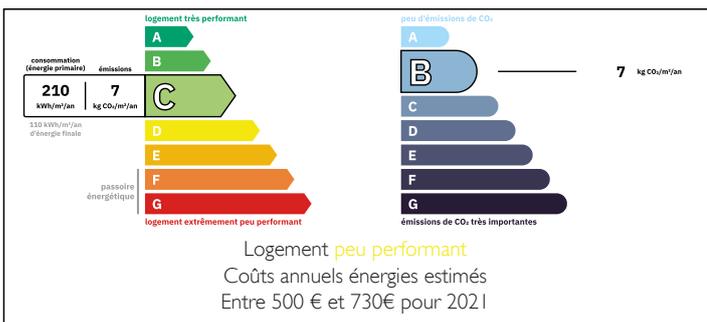
## INFORMATION

Town:	LES MENUIRES
Department:	Savoie
Bed:	1
Bath:	1
Floor:	22 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

Charming apartment of approximately 22 m<sup>2</sup>, fully renovated in autumn 2025 and located in the well situated Fontanettes area of Les Menuires, only a few metres from the slopes. It features a bright living space with an open-plan kitchen and dining area, a cosy cabin-style bedroom with a double bed, and a modern shower room. A perfect lock-up-and-leave alpine base or a ready-to-rent investment property.

## ENERGY - DPE



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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.



## DESCRIPTION

Discover this delightful apartment of around 22 m<sup>2</sup>, fully renovated in 2025 and ideally situated in the Fontanettes area of Les Menuires, known for its convenient and direct access to the ski slopes. This location offers great comfort for both skiers and holidaymakers looking for easy mountain living.

The main room includes a modern, well-designed open kitchen and an integrated dining area within a warm and functional living space. It creates a welcoming atmosphere, perfect for unwinding after a day on the mountain.

The sleeping area features a window with open mountain views and a double bed, providing comfortable accommodation for two people. The renovated shower room with WC brings a modern touch.

Completely refurbished in autumn 2025, this apartment is sold fully turnkey, with no work required. It represents an excellent opportunity, whether you are seeking a personal base in the Alps or looking for an easy and efficient rental property.

Located at the heart of the world-famous 3 Valleys ski area, Les Menuires is renowned for its friendly atmosphere, sunny slopes and high-quality facilities. The resort offers a wide range of activities throughout the year, including skiing, hiking, mountain biking, wellness centres and family-friendly entertainment. The Fontanettes area provides convenient slope access while maintaining a calm environment, ideal for making the most of the mountains in every season.

## LOCAL TAXES

**Taxe foncière: 579 EUR**

**Taxe habitation: EUR**

## NOTES

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Co-owned building of 50 units

Provisional annual charges: 1600€

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Information about risks to which this property is exposed is available on the Géorisques website...