

Well presented ski-in/ski-out 39 sqm apartment with south-facing balcony for sale in Les Menuires, 3 Valleys

EXCLUSIVE

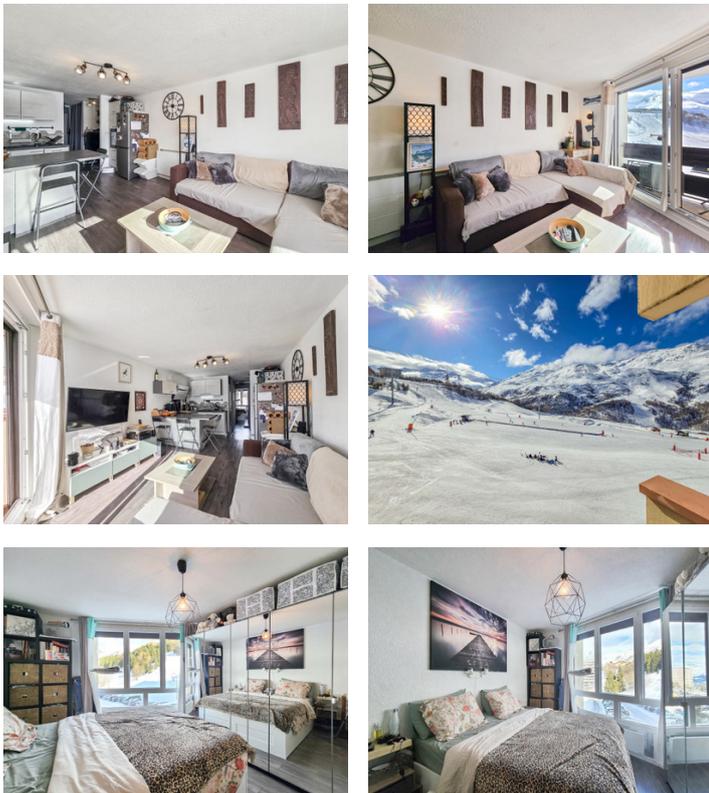


## INFORMATION

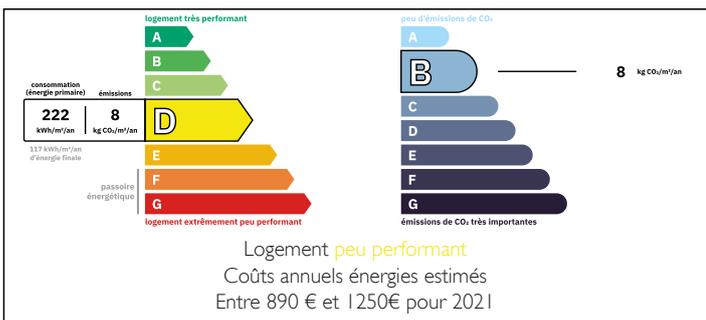
Town:	LES MENUIRES
Department:	Savoie
Bed:	1
Bath:	1
Floor:	39 m2
Plot Size:	0 m2

## IN BRIEF

In Les Menuires, this dual-aspect 39 sqm apartment features a double bedroom with en-suite bathroom, an open-plan kitchen leading into a bright living area, and a south-facing balcony with open views. Potential to create a children's sleeping area. Ski-in/ski-out location and close to shops. Sold with a cellar and ski locker.



## 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.



## DESCRIPTION

Located in the Preyerand area of Les Menuires, this dual-aspect 39 sqm apartment enjoys excellent natural light and a south-facing exposure with open views of the surrounding peaks.

The layout is well designed, featuring an open-plan kitchen flowing into a welcoming living area with direct access to the south-facing balcony — perfect for enjoying the sunshine after a day on the slopes. The sleeping area includes a comfortable double bedroom with an en-suite bathroom. An additional space offers the possibility to create a children's bunk area, enhancing both the sleeping capacity and rental appeal of the property.

The apartment benefits from a ski-in/ski-out location and quick access to local shops, offering a highly sought-after level of convenience whether as a second home or a rental investment. It is sold with a cellar and a ski locker, providing practical storage solutions essential for mountain living.

A dynamic resort at the heart of the Three Valleys ski area, Les Menuires is renowned for its excellent snow conditions, direct access to one of the largest ski domains in the world, and its family-friendly yet sporty atmosphere. The Preyerand cable car provides easy and convenient access to the resort centre from morning until evening. In both winter and summer, the resort offers a wide range of activities, making it an attractive investment opportunity for both personal use and rental income.

Please view my portfolio for all our ski properties in the Belleville Valley

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Co-owned building of 2 units  
Provisional annual charges: 2600€

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Information about risks...

## LOCAL TAXES

**Taxe foncière: 754 EUR**

**Taxe habitation: EUR**

## NOTES