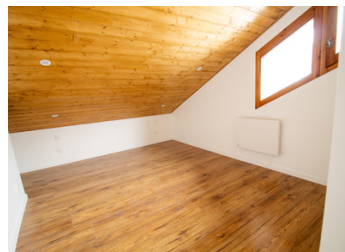


Fabulous 84m2, 3 ensuite bedroom duplex Apartment in the heart of Les Allues



INFORMATION

Town:	Les Allues
Department:	Savoie
Bed:	3
Bath:	3
Floor:	67 m2
Outside Space:	10 m2



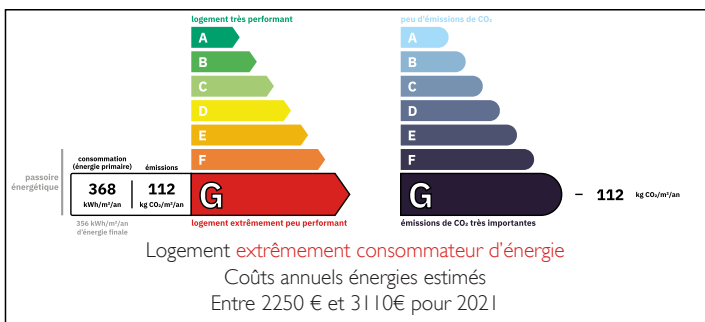
IN BRIEF

Perfectly positioned in the heart of the charming village of Les Allues, this superb apartment offers the ideal alpine base — whether for winter ski breaks, summer escapes, or as a high-demand staff rental (a rare and valuable asset in the valley).

This property features three generous en-suite bedrooms and a welcoming living area that feels both cosy and comfortable — perfect for relaxing after a day on the mountain. It has been fully renovated to a high standard, with contemporary fixtures and quality finishes throughout, allowing you to move straight in with complete peace of mind.

At an attractive price per square metre for the area, this apartment represents excellent value. From Les Allues, you benefit from direct lift access to the main resort, meaning you can be on the slopes in under 15 minutes — while enjoying the...

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

A beautifully designed 84m² first-floor apartment offering three ensuite bedrooms, two benefiting from west-facing balconies to enjoy the afternoon and evening sun.

One of the standout features of this duplex apartment is its intelligent layout, maximising both space and comfort, making it particularly well-suited for strong rental returns.

Ideally located in the heart of the charming village of Les Allues, the apartment enjoys immediate access to local shops, restaurants, and bars. The free ski shuttle stops less than a minute's walk away, while the Olympe gondola—just 450 metres (approximately a 5-minute walk)—provides direct access to the slopes in the centre of Méribel.

Situated within a small co-owned building, the apartment is arranged as follows:

84m² - total surface area

50m² - loi carrez

67m² - weighted space

A shared entrance (with just two other apartments) is on the first floor. The apartment opens onto a kitchen/living/dining area with west facing balcony. On the 2nd floor you find three ensuite bedrooms, offering privacy and comfort for guests or family.

Additional features include a private cellar/ski locker in the basement. Free outdoor public parking is available nearby.

With excellent rental potential for both holiday lets and seasonal accommodation, this property represents outstanding value for money in the Méribel Valley.

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

NOTES