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## 3 bed ski Apartment for sale near to Les Menuires

Les Menuires , Savoie , Auvergne-Rhône-Alpes



# €525,000

inc. of agency fees

3 Beds      3 Baths      76.65 sqm

3 bedroom ski apartment for sale in Les Menuires in Savoie in the French Alps. Contact us for details and plans, or to arrange a visit to this ski property.

### At a Glance

<b>Reference</b>	MFH-ALPM5451659	<b>Near to</b>	Les Menuires	<b>Price</b>	€525,000
<b>Bed</b>	3	<b>Bath</b>	3	<b>Hab.Space</b>	76.65 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Nestled in the heart of the 3 Valleys, at high altitude in Les Menuires ski resort, this 76,65 sqm apartment is a true opportunity for mountain lovers.

Located on the 8th floor of a recent tourist residence, it boasts a spectacular view of the surrounding peaks. The space consists of three bedrooms, including a master suite with its own balcony and private bathroom.

You will also find two additional bathrooms and a spacious living area, perfect for hosting family and friends.

The living room opens onto a west-facing balcony, ideal for enjoying optimal sunshine and the alpine panorama.

The residence offers direct access to the ski slopes, a wellness area, a space dedicated to children and teenagers, access to a restaurant, and a ski rental shop. Everything has been designed for you to enjoy your stay on-site without needing to use your car.

Two covered parking spaces, a cellar, and a ski locker complete this property.

This apartment is sold with a commercial lease that guarantees a rent of €12,474 per year (a week of owner occupation during peak season). This arrangement has the advantage of providing simplified management, as the rentals are fully managed by the residence manager, allowing you to enjoy your property without worrying about its management.

## LAYOUT

- Entrance
- Separate toilets
- Bathroom
- West-facing double bedroom
- West-facing living room with lounge, dining area, and open-plan equipped kitchen (decorative ethanol fireplace)
- West-facing balcony
- West-facing double bedroom
- Bathroom with toilet
- En-suite double bedroom (bathroom and toilet) with west-facing balcony

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	3
Price	€525,000

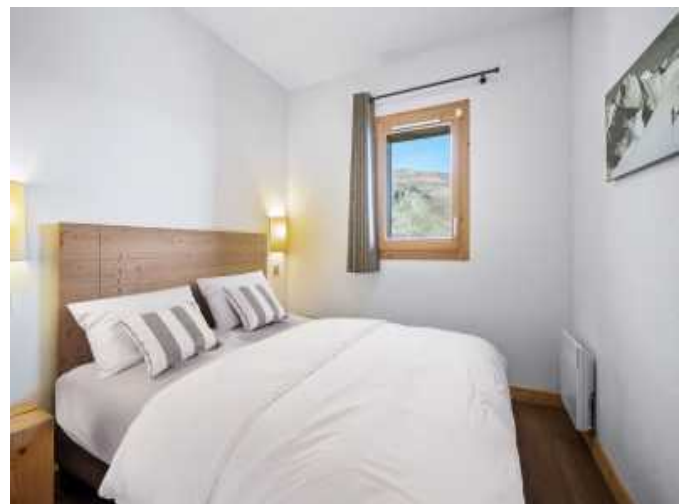
## Key Information

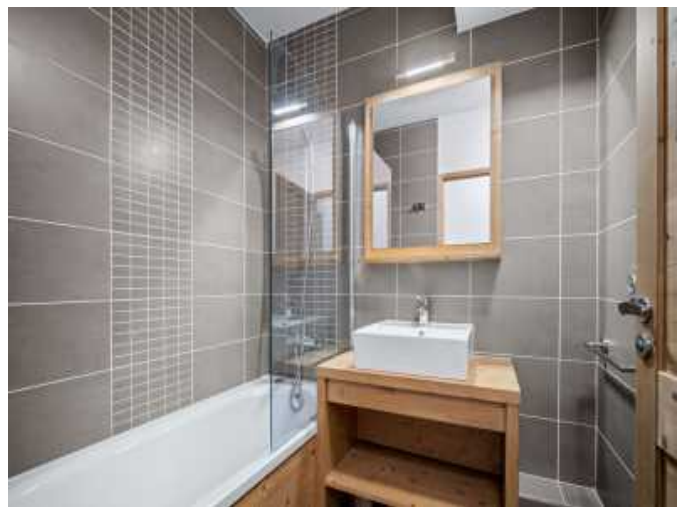
Internal Area:	76.65 sqm
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## Location: Auvergne-Rhône-Alpes



## Gallery









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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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