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## Unique 4 bed. ski apartment for sale in Les Menuires

Les Menuires , Savoie , Auvergne-Rhône-Alpes



# €806,000

inc. of agency fees

4 Beds      2 Baths      115 sqm

Unique 4 bed. ski apartment for sale in Les Menuires, just 100 meters from the ski lift!

### At a Glance

<b>Reference</b>	MFH-ALPC1709	<b>Near to</b>	Les Menuires	<b>Price</b>	€806,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	115 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This superb 4 bedroom ski apartment offering 115 sqm of living area is situated in a small residence of only 5 units in the famous ski resort of Les Menuires.

This unique and rare apartment offers design and sophistication while being in easy reach to the ski slopes by a lift at less than 100m by foot.

## **THE ACCOMMODATION**

- Living area (43 sqm)
- One en-suite bathroom with dressing and shower room + toilet
- 3 bedrooms
- Bathroom
- Toilet

## **OUTSIDE**

- Ski locker

## **ADDITIONAL INFORMATION**

- Fully fitted kitchen
- West facing and view of the mountains from its 2 large bay windows
- 2 car parking spaces
- RT 2012 standards compliant
- Electric shutters
- Flooring heating and hot water by heat pump
- Gable roof will be installed in spring 2019
- Low building costs to plan

## **AREA AND ACCESS**

- Easy access to the slope by a lift at less than 100m by foot
- Supermarket at the bottom of the residence
- 4 airports at less than 2.30 hours

## Environment & Surroundings

Near to Shops?	✓
Public Transport?	✓
Mountain View?	✓

## And Before You Ask

Exposure:	West
Condition:	Immaculate
Heating System:	Underfloor heating
Reason for selling:	Other
Furnished:	Yes
Condition of Roof:	New
Drainage:	Connected to mains town system

## Summary

Property type:	Apartment
Bedrooms:	4
New Home?	Yes
Bathrooms	2
Price	€806,000

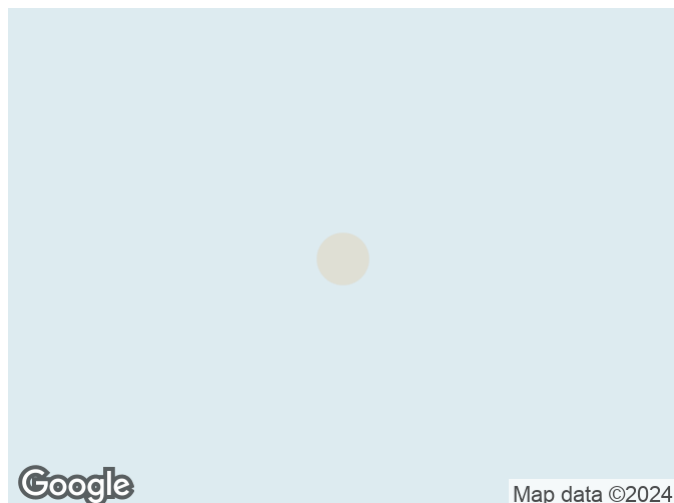
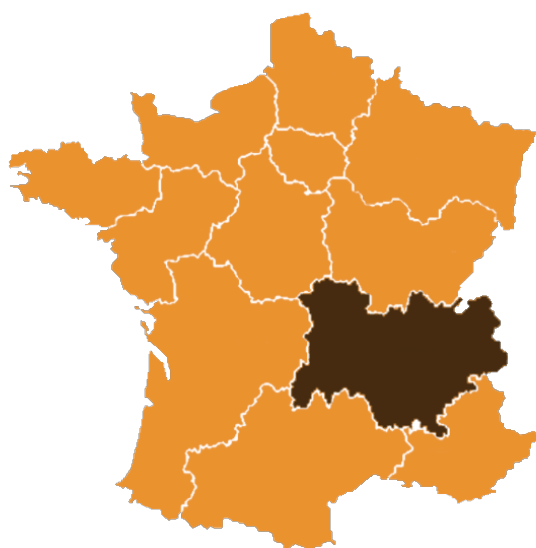
## Key Information

Year Built:	2018
Internal Area:	115 sqm
Floor:	1
How many Outbuildings:	1

### Property Features:

- ski property
- mountains views
- ski locker
- ski lift by foot

## Location: Auvergne-Rhône-Alpes



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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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**C. BAUER – Sunday Times**

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