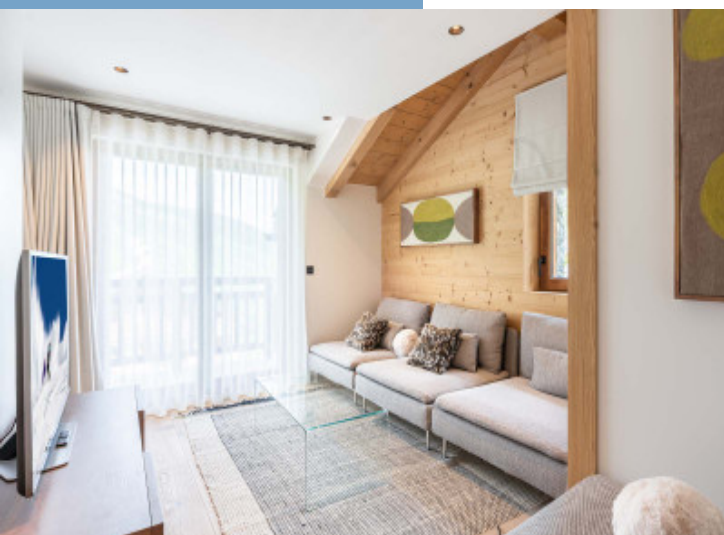
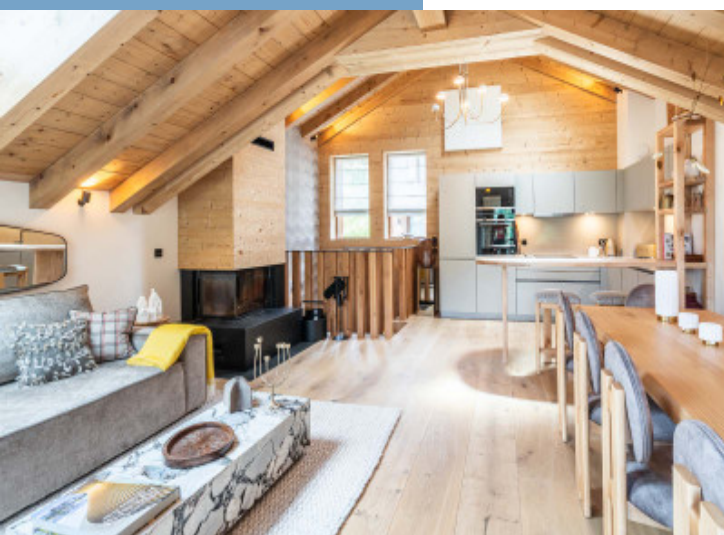




EXCEPTIONAL MOUNTAIN LIVING: 5 BEDROOM  
CHALET WITH SPA, TV ROOM & PRIVATE  
GARAGE. A RARE INVESTMENT IN MÉRIBEL



EXCEPTIONAL MOUNTAIN  
LIVING: 5 BEDROOM  
CHALET WITH SPA, TV  
ROOM & PRIVATE  
GARAGE. A RARE  
INVESTMENT ...



| PROPERTY FACT FILE                                                              |                                                                             |
|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| REFERENCE                                                                       | A39093KRJ73                                                                 |
| PRICE                                                                           | € 2,660,000<br>£ 0*<br><small>*agency fees to be paid by the seller</small> |
| BEDROOM                                                                         | 5                                                                           |
| BATHROOM                                                                        | 4                                                                           |
| ACCOMMODATION                                                                   | 203 m <sup>2</sup>                                                          |
| LAND                                                                            | 11 m <sup>2</sup>                                                           |
| TOWN                                                                            | MERIBEL LES ALLUES                                                          |
| DEPARTMENT                                                                      |                                                                             |
| LOCATION                                                                        | Ski                                                                         |
| TYPE                                                                            | Maison de Vacances, House,<br>Wooden Chalet                                 |
| CONDITION                                                                       | New Build                                                                   |
| FEATURES                                                                        | Mains Drains, Garage, Private<br>parking                                    |
| <small>*Price based on current exchange rate which is subject to change</small> |                                                                             |



- Stunning 5-Bedroom Chalet with Wellness & TV room
- Prime Location Near Méribel with Easy Ski Access
- Practicality Meets Luxury: garage & ski locker
- Attractive Investment Potential VAT Reclaim/rental
- Exceptional Build Quality & Last Unit available

EXCEPTIONAL  
MOUNTAIN LIVING: 5  
BEDROOM CHALET WITH  
SPA, TV ROOM & PRIVATE  
GARAGE. A RARE  
INVESTMENT ...

Ref : A39093KRJ73

If you love skiing and dream of owning a beautiful alpine home just 2 minutes' drive from the vibrant resort of Méribel – the heart of the world-renowned 3 Valleys ski domain – this exceptional chalet is for you.

## DESCRIPTION

Offering 200 m<sup>2</sup> of luxurious yet practical living space, this chalet is an outstanding investment opportunity with excellent value for money. It includes a private ski room, a cellar, a large underground garage, and top-tier features throughout. The rental yield is impressive, and you have the option of hassle-free management through an experienced local company.

Layout:

Entrance level: Bright TV lounge, an elegant ensuite double bedroom with plush carpeting and high-end fittings. Communal WC.

Level 1: Spacious open-plan kitchen, dining and living area with floor-to-ceiling windows, a statement fireplace, and a west-facing balcony – perfect for sunsets and apéritifs.

Level -1: Three further double bedrooms, 2 bathrooms, a bunk room with shower and WC, plus a sauna and chill-out zone.

Level -2: Utility room, boiler room and ski room. This level also connects to the private garage, which includes an electric charging point and space for three vehicles, as well as storage for bikes and gear.

This property can be purchased with the option of reclaiming 20% VAT, provided it is rented with basic concierge services – making it a particularly attractive investment. Additional tax benefits may apply as it is a new-build property. Full details available on request.

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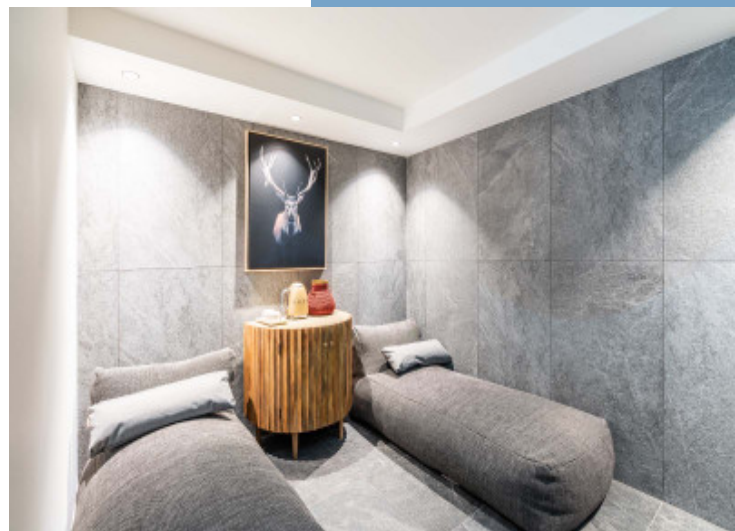
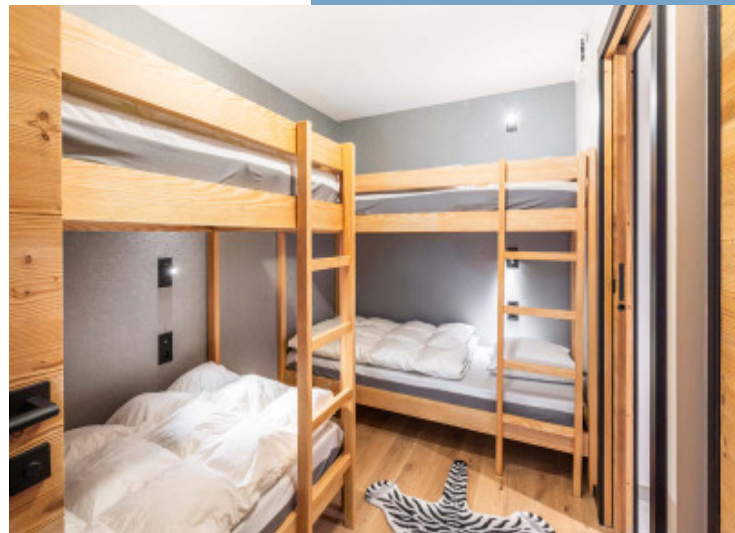
Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A39093KRJ73>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

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EXCEPTIONAL MOUNTAIN  
LIVING: 5 BEDROOM CHALET  
WITH SPA, TV ROOM &  
PRIVATE GARAGE. A RARE  
INVESTMENT ...

Ref : A39093KRJ73

## ENERGIE-DPE

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

DPE not required.

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A39093KRJ73  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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