



EXCEPTIONAL NEW BUILD 4-BEDROOM
FREEHOLD PENTHOUSE TRIPLEX - MERIBEL
CENTRE (SAVE UP TO 20% TVA*+ APPROX. 5%
PURCHASE FEES**)

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DESCRIPTION

This prime 4-bedroom penthouse triplex boasts a high quality design and spacious interior. Sleeping 8, guests are guaranteed proximity to the slopes by the free Meribel bus service or short 150m walk to the Morel chairlift; other features within the development include a pool and spa, ski locker, boot warmers and secure underground parking. Option to choose interiors and can be sold fully furnished (further details below). This apartment is one of 46 others, all part of the prestigious new-build development in Meribel centre all with fantastic south facing views onto the valley. 154m² surface area + 19m² <1.8m



PROPERTY FACT FILE

REFERENCE	I30168TC73B5
PRICE	POA *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	164 m ²
LAND	4600 m ²
TOWN	MERIBEL
DEPARTMENT	Savoie
LOCATION	0-2KM to amenities
TYPE	Holiday Home, ,
CONDITION	New Build, ,
FEATURES	Mountain view, Private parking, Sauna

*Price based on current exchange rate which is subject to change

*Possibility to reclaim TVA up to 20% of the purchase price if the property is available for rental for the first 20 years of ownership. The apartments are 100% freehold. Can be rented individually.

**A purchaser can also benefit from a reduction of the usual approx. 7.5% notary and purchase fees of the purchase price to around 2.5%

- Entrance area
- Open-plan kitchen/living/dining area
- 4 double bedroom – 2 with ensuite bathrooms/WC, 2 sharing an ensuite bathroom/WC
- Separate WC
- Balconies and terrace (53m2)
- Ski locker and heated boot warmers
- Parking space (purchase one or more for €30,000 each)
- Cave/cellar (purchase one for €5,000)

Steeped in the charm and warmth of Savoyard tradition, the architecture and design of this new residence mirror Alpine Lodges' wealth of experience in top-end mountain real estate development. Beautifully decorated, the apartments can be sold fully furnished, including kitchen appliances and outdoor furniture for the balcony and terrace. Other bespoke features include fireplaces, saunas, wine cellars and a choice of kitchens, flooring and wall finishings.

The residence is located at the heart of the resort, slightly above the town centre, within 150m of the Morel chairlift and 500m walk to all the main shops, bars and restaurants. A free, reliable and frequent bus service also connects to the Chaudanne ski lift hub down in the centre and higher up the resort to other ski-access points, bars and restaurants.

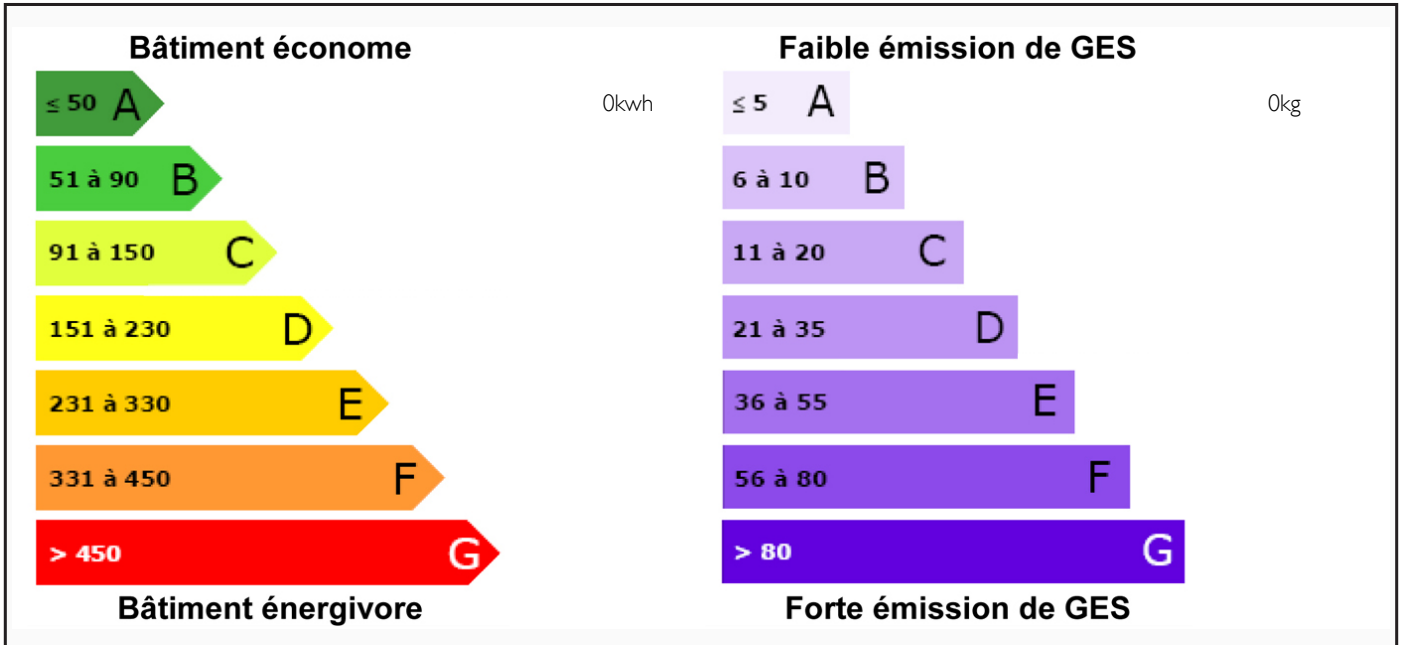
Meribel is well known for its unsurpassed skiing opportunities: it is ideally placed on the doorstep of the Three Valleys, with fast links into the Courchevel and Val Thorens ski areas either side.

*Please note, images and photos are either CGI or photos of the Developer's other developments.



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ENERGY-DPE



IMPORTANT-NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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-DETAILS

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