



AUTHENTIC ALPINE CHALET WITH 3  
INDEPENDENT APARTMENTS IN A PRIME MÉRIBEL  
VALLEY LOCATION

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LOCATION...



| PROPERTY FACT FILE                                               |                                                              |
|------------------------------------------------------------------|--------------------------------------------------------------|
| REFERENCE                                                        | A37298KRJ73                                                  |
| PRICE                                                            | € 4,053,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM                                                          | 6                                                            |
| BATHROOM                                                         | 5                                                            |
| ACCOMMODATION                                                    | 360 m <sup>2</sup>                                           |
| LAND                                                             | 0 m <sup>2</sup>                                             |
| TOWN                                                             | MERIBEL LES ALLUES                                           |
| DEPARTMENT                                                       |                                                              |
| LOCATION                                                         | Ski                                                          |
| TYPE                                                             | Chalet, Ski Chalet                                           |
| CONDITION                                                        | Good condition                                               |
| FEATURES                                                         | Mains drainage, Garage, Private parking                      |
| *Price based on current exchange rate which is subject to change |                                                              |



- Ski-in, Lift out
- Private Wellness Area
- Located in an authentic alpine village
- Ample Parking and Garage Space
- Flexible Layout with great rental potential

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Nestled in the charming hamlet of Le Raffort, this exceptional 6-bedroom, 5-bathroom chalet blends authentic Savoyard character with modern alpine living. Built from beautifully aged timber, it features sculpted wooden ceilings, original details and warm, inviting interiors. The property can be enjoyed as one spacious family home or divided

## DESCRIPTION

Arranged over several levels, this exceptional chalet offers remarkable versatility. It can be enjoyed as one magnificent family home or configured as three independent apartments, making it ideal for multi-generational living, hosting guests or generating rental income.

Ground Floor Apartment: Private entrance, double bedroom, bunk room, bathroom, fully equipped kitchen and a cosy living room with a wood-burning stove.

First Floor Apartment: Spacious open-plan kitchen, dining and living area with wood burner, two bedrooms, bathroom and a sunny south-facing balcony with beautiful mountain views.

Second Floor: Open-plan kitchen, dining and living area, one bedroom and a bathroom, providing a comfortable self-contained apartment or additional living space.

Third Floor: A spectacular master suite featuring a central freestanding bath, open-plan bathroom and private dressing room.

A dedicated wellness area with jacuzzi and sauna provides the perfect place to relax after a day in the mountains. Completing the property are a large garage, generous outdoor parking and well-equipped kitchens throughout.

Just minutes from the slopes and the centre of Méribel, this rare chalet combines authentic alpine charm, outstanding flexibility and excellent investment potential in one of the resort's most desirable hamlets.

Surface Areas (m<sup>2</sup>)

Level 0:

Wellness area = 31.35

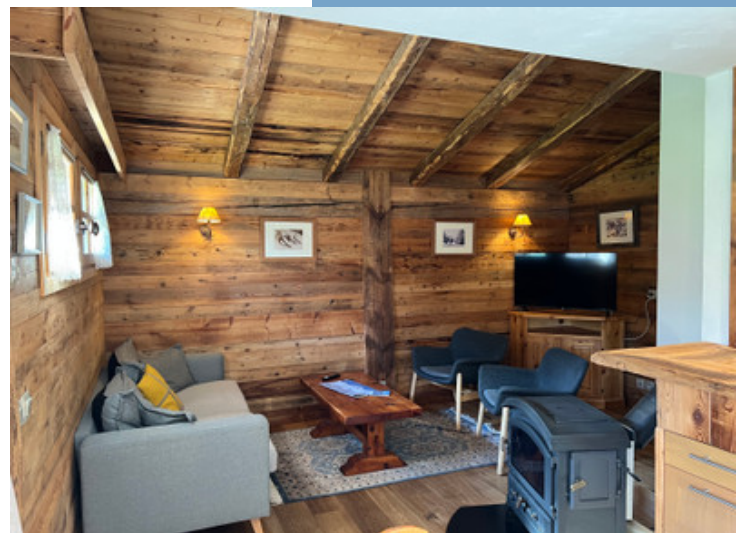
Cellar 1 = 4.64 (6.21 under 1m80)

Cellar 2 = 8.00 (9.51 under 1m80)

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37298KRJ73>

COMPLETE FILE AND PHOTO ON REQUEST

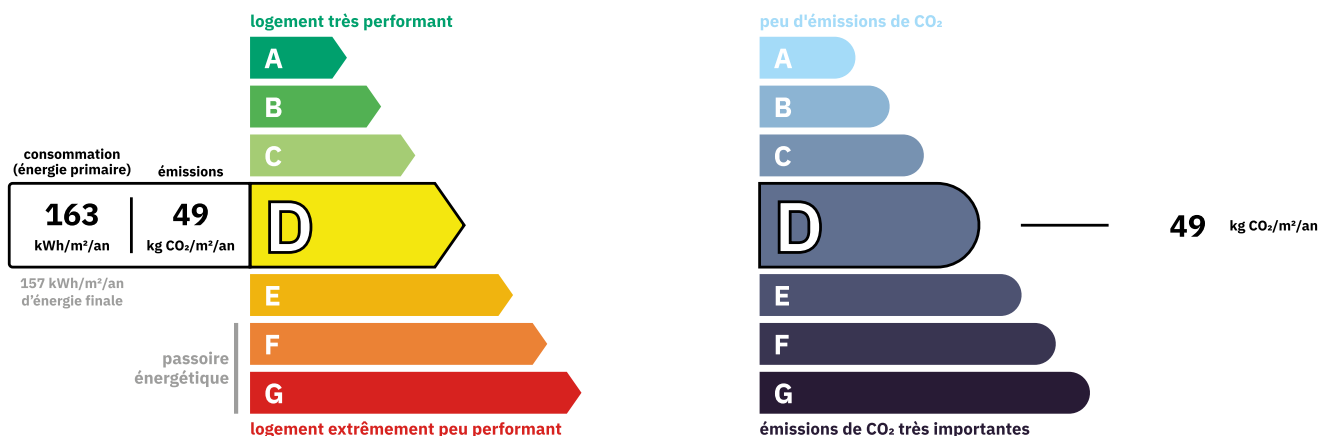


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



Property **Poorly efficient**  
Estimated annual energy costs  
between 7260 € and 9890€ for 2023

## 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.

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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 : A37298KRJ73  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)