





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

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#### PROPERTY FACT FILE

REFERENCE A39093KRJ73

PRICE € 2,660,000

£ 0\*

\*agency fees to be paid by the seller

BEDROOM 5

BATHROOM 4

ACCOMMODATION 203 m<sup>2</sup>

LAND II m²

TOWN MERIBEL LES ALLUES

**DEPARTMENT** 

LOCATION Ski

TYPE Maison de Vacances, House,

Wooden Chalet

CONDITION New Build

FEATURES Mains Drains, Garage, Private

parking

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





- 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

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.

### DESCRIPTIF

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.

Information about risks to which this property is exposed is available

on the Géorisques website: https://www.georisques.gouv.fr

More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A39093KRJ73 COMPLETE FILE AND PHOTO ON REQUEST

**EXCEPTIONAL BEDROOM CHALET WITH** GARAGE. A RARE **INVESTMENT ...** 







EXCEPTIONAL MOUNTAIN LIVING: 5 BEDROOM CHALE WITH SPA, TV ROOM & PRIVATE GARAGE. A RARE INVESTMENT Information about risks to which this property is exposed is available on the Géorisques website : <a href="https://www.georisques.gouv.fr/">https://www.georisques.gouv.fr/</a>

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## **ENERGIE-DPE**

DPE not required.

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# CONTACT

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