



127 M<sup>2</sup> VILLAGE CHALET, 4 ENSUITE BEDROOMS,  
LARGE, OPEN LIVING SPACE, JACUZZI AND  
STUNNING MOUNTAIN VIEWS

127 M<sup>2</sup> VILLAGE CHALET, 4  
ENSUITE BEDROOMS,  
LARGE, OPEN LIVING  
SPACE, JACUZZI AND  
STUNNING MOUNTAIN ...



PROPERTY FACT FILE	
REFERENCE	A41312SLE73
PRICE	€ 1,450,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	127 m <sup>2</sup>
LAND	170 m <sup>2</sup>
TOWN	Les Allues
DEPARTMENT	
LOCATION	Ski
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	Good condition
FEATURES	Mains Drains, Garage, High speed internet

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



- South face terrace with jacuzzi & stunning views
- Ski room with boot heaters & rare double garage
- Bright living area with wood burning stove
- Four en-suite bedrooms
- Direct access to the world's largest ski area

127 M<sup>2</sup> VILLAGE CHALET, 4  
ENSUITE BEDROOMS,  
LARGE, OPEN LIVING  
SPACE, JACUZZI AND  
STUNNING MOUNTAIN ...

Ref : A41312SLE73

Discover this charming 130m<sup>2</sup> village chalet combining authentic Alpine character with high-end features. It offers four en-suite bedrooms, each with its own shower or bath room and WC for complete comfort and privacy. On the top floor, the light-filled living area with its wood-burning stove

## DESCRIPTION

An Exceptional Chalet in Méribel Les Allues

Set in one of the most sought-after villages of the 3 Valleys, this 130m<sup>2</sup> chalet blends authentic mountain charm with contemporary comfort. Ideal for families or groups of friends, it offers four en-suite bedrooms across two levels, each with its own shower room or bathroom and WC, ensuring privacy and wellbeing for everyone.

### Level 1

2 en-suite bedrooms with bathrooms and WCs - 17 and 19 m<sup>2</sup>

1 en-suite bedroom with shower room and WC - 18 m<sup>2</sup>

### Level 2

Spacious, light-filled living area with a wood-burning stove and large openings - 37 m<sup>2</sup>

Terrace with jacuzzi, offering panoramic views of the mountains and the village bell tower

1 en-suite bedroom with shower room - 17 m<sup>2</sup>

Guest WC

### Level 0

Practical entrance with heated ski room for storing and drying equipment

Closed garage for 1 to 2 cars, boiler room and storage area

Guest WC

Quality materials and refined finishes throughout create a warm, lasting Alpine atmosphere.

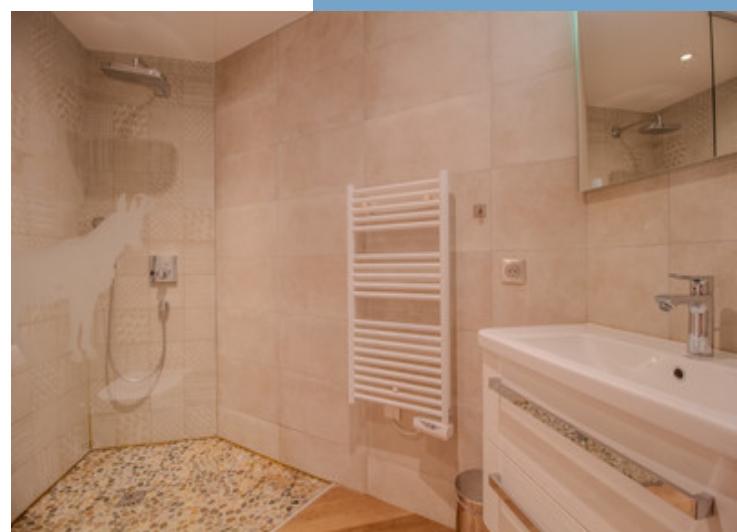
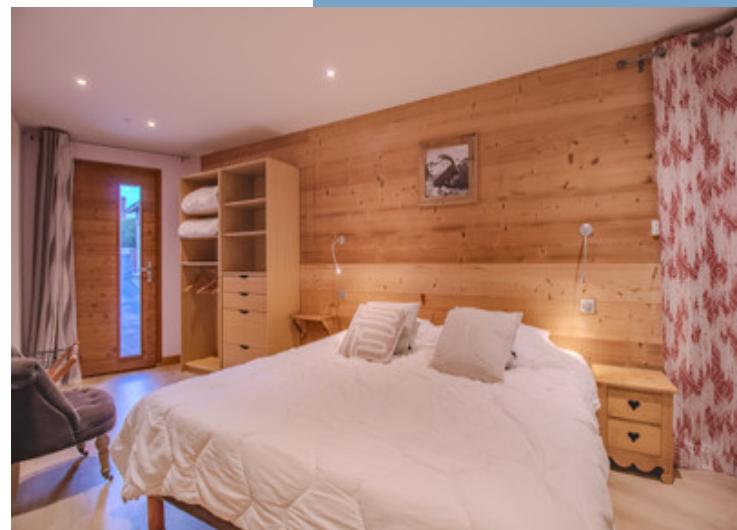
Méribel & Méribel Les Allues: an exceptional setting all year round Winter: Direct access to the world's largest ski area (600 km of pistes), the cosy atmosphere of traditional Savoyard resorts, lively après-ski, Michelin-starred restaurants and major international sporting events.

Summer: Hiking and mountain biking trails, alpine lakes, golf, cultural festivals, and peaceful moments surrounded by pristine nature. Méribel Les Allues offers an authentic village feel, combining tradition and modernity, just m...

More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A41312SLE73>

COMPLETE FILE AND PHOTO ON REQUEST

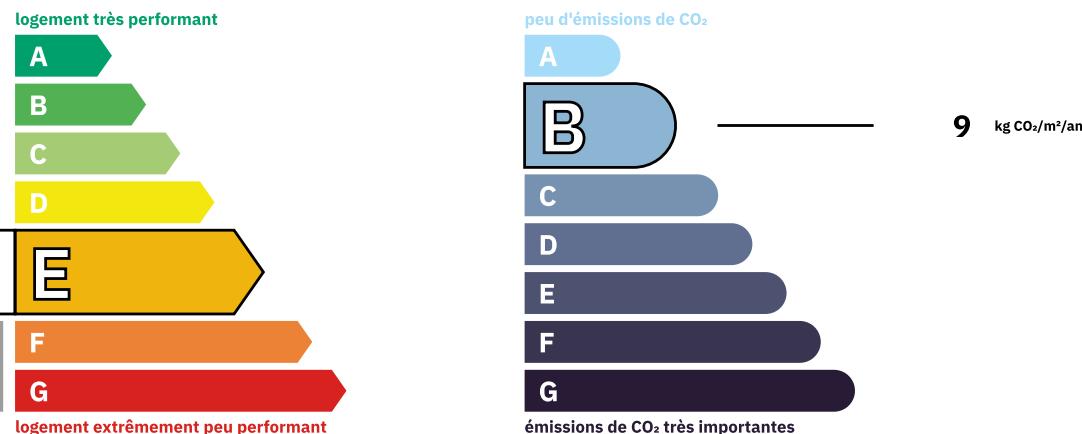


127 M<sup>2</sup> VILLAGE CHALET, 4  
ENSUITE BEDROOMS, LARGE,  
OPEN LIVING SPACE, JACUZZI  
AND STUNNING MOUNTAIN

...

Ref : A41312SLE73

## ENERGIE-DPE



Property Energy consuming  
Estimated annual energy costs  
between 2650 € and 3640€ for 2021

## NOTICE

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

I: 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 :A41312SLE73

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)