

Luxury Central Meribel Chalet - Externally Complete Stage - Only 7,893 per m2 of habitable area !!



## INFORMATION

Town:	MERIBEL LES ALLUES
Department:	Savoie
Bed:	7
Bath:	7
Floor:	280 m2
Plot Size:	400 m2



## IN BRIEF

Externally Complete + Air & Water Tight - Concrete shell internally. By purchasing at an Externally Complete stage of completion which includes the site works, concrete walls, external insulation, wood & stone external cladding, external doors, triple glazed windows, balconies, terraces, slate roofs, copper guttering, chimneys, etc. money is saved on notary's fees & property taxes which can be spent on the chalet fit-out instead. It's possible to take over the current design and fit-out process using local building contractors or start afresh with the purchaser's interior design architects and building team/s. Introductions to local architects and artisans are available. This option will be less expensive and give a purchaser total control over the internal design, quality of finishes and equipment installed.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Approx. 280m2 habitable area (habitable area doesn't include garages and terraces, etc)

6 Ensuite Bedrooms - Wall mounted Smart TV & Wifi in every bedroom (Levels R1 & R2)

50m2 Open Lounge Dining Kitchen with Fireplace & vaulted ceilings (Level R3)

24m2 Relaxation mezzanine with external balcony (Level R4)

Circular Cedar Hot Tub on enclosed external terrace (Level R+3)

Sauna and hammam (Level R2)

TV and massage room (Level R1)

Utility room housing hot water boilers, underfloor heating boiler and dual airflow exchange system (Level R1)

Entrance and seating area (Ground Floor - Level RC)

Ski & Boot room (Ground Floor - Level RC)

Separate "in chalet" Staff accommodation comprising an Ensuite Bedroom with Kitchenette (Level RC)

Small Laundry (Ground Floor - Level RC)

Extensive rear landscape hedging for increased privacy

2 internal garage car spaces, 2 undercover carport spaces and 1 external car space

Freehold Property – No Co-Proprietary Fees !!

Quality equipment including the following;

Gorgeous low maintenance Brushed Larch Timber Cladding

Individual area controlled water underfloor heating + towel rails

Economical electric air source heat pump system for hot water and underfloor heating requirements.

Dual internal airflow heat exchange system for greater comfort and economy.

Thick concrete sound absorbing external (20cm to 30cm) walls with 30cm deep floors.

Thermally Insulated to the high standard RT2012 regulations

## NOTES