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Six of the best locations to buy a ski home for less than £500,000

You can hit the slopes in Europe without your bank balance going downhill fast — these resorts offer great value



Les Menuires, France

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Despite gloomy economic headwinds and an energy crisis, good snowfall in the French Alps bodes well for the winter season. Property prices in most French ski resorts have held firm or increased over the past year, with a trend towards more affordable yet snow-sure locations.

Although, with the cost-of-living crisis biting, paying €30 for tartiflette in a bistro by the piste is just not in the budget for many visitors to the French Alps this year, says Jane Bolton, product director at Erna Low Travel, the ski holiday company.

“Clients are asking for less well-known resorts to help them keep expenses down on their trip. Popular choices for this include Tignes 1800, La Rosière, Samoëns, Peisey Vallandry, La Clusaz and Val Cenis.”

As she suggests, low prices don’t have to mean low altitude or a small ski area, so here we take a look at six locations where your pound will go further, whether buying lunch on the slopes or a ski pad.



This three-bedrom house in the Three Valleys is on the market for €490,000 with Leggett

Les Menuires - value in the Three Valleys

Highly functional and family friendly, this purpose-built resort in the world’s biggest ski area may not be a beauty but it is gaining fans. Its position at the entrance to the 3Vs means it’s an easy half-hour taxi from the train station at Moûtiers and at an average of €5,709 (£4,890) per sq m, properties are about half that of next-door Meribel’s €10,162 (SeLoger).

Save money by using the more affordable Les Menuires/St Martin ski pass to access 160km of slopes, and slope-side Savoyard style L’Alpage and Brasserie des Belleville are top choices for reasonable prices, says Emma Horsfall of Leggett. “For property buyers, the areas of Les Bruyères and Reberty 2000 offer more chalet-style properties, and have lifted the image of the resort,” she says. You can buy a one-bedroom ski in, ski out apartment [for €200,000](#), or a two-bedroom, two-bathroom apartment [for €330,000](#).



You can buy a small apartment in Les Deux Alpes for as little as €97,200 through Leggett
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Les Deux Alpes - best for parties

High-altitude and high-octane - both the off-piste and the apres - Les Deux Alpes is the big hitter of the Southern Alps. North-facing slopes hold the snow well and there's a glacier above this modern town which is two and a half hours from Chambéry. A six-day adult ski pass costs €292 and includes Alpe d'Huez and Serre Chevalier.

François Marchand of Erna Low Property says: "One of the highest areas in the Alps, with guaranteed year-round skiing, and a lift link planned to Alpe d'Huez, it's increasingly attracting buyers concerned about climate change." At 1,650m but with skiing up to 3,600m, Les Deux Alpes is more snowsure in light of climate change compared with lower resorts such as Morzine, Les Gets and Megève, which are all below 1,300m. You can find a tiny studio flat [for €97,200](#), a new two-bedroom apartment [for €205,000](#) or a new-build two-bedroom flat in the Baldr development [for €535,056](#).

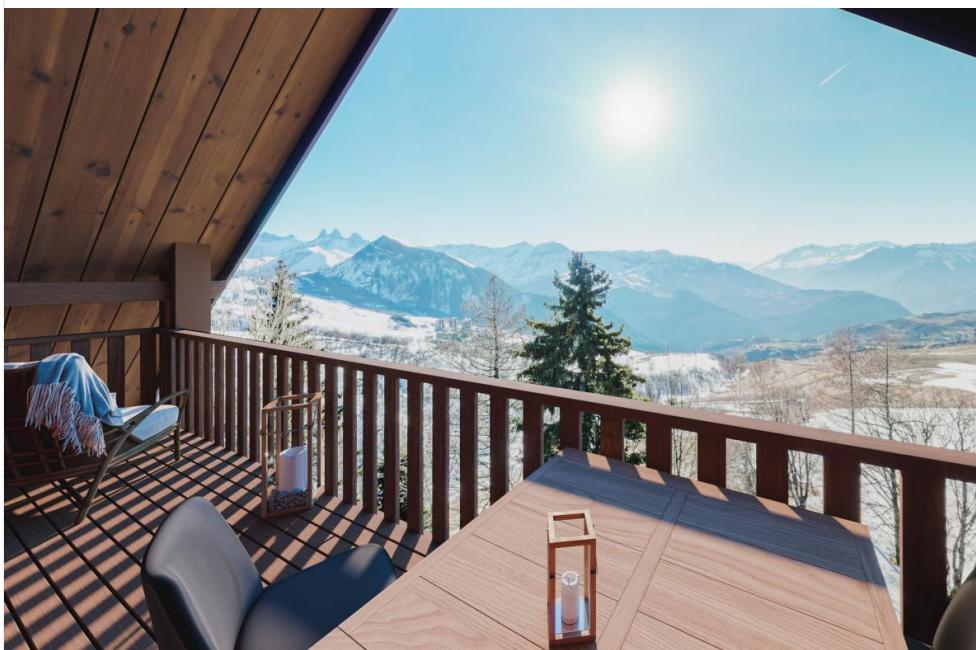


This two-bedroom apartment in Briançon is down from €367,500 to €366,500 with Leggett CHRISTOPHE-PALLOT

Briançon, Serre Chevalier — top for traditional charm

Another in the Southern Alps where prices tend to be lower, Briançon, close to the Italian border, has a charming Unesco-listed old town and a big road biking scene. “More Provençal than Alpine in feel, it’s got low-cost supermarkets, 250km of piste and it’s still possible to get a coffee for €1.50 on the mountain,” says Jackson Collins of Leggett Immobilier. La Gavroche, a restaurant in the old town, is a favourite, with a “huge menu”.

The average property price is €2,500 per sq m, according to SeLoger and Collins says you can buy a detached four-bedroom property for €500,000 (when they come up), or the agent is selling a renovated large two-bedroom flat [for €366,500](#) 200m from the ski lift. Turin airport is 90 minutes away.



La Toussuire – one to watch

Loved by the French, the Dutch and an increasing number of British skiers, the Les Sybelles ski area, an hour from Grenoble, is high-altitude, snowsure and has 310km of pistes. One of its six linked resorts is La Toussuire at 1750m with panoramic valley views.

“Despite the views and the altitude, new-builds only cost around €7,500 per sq m; Meribel equivalents are €18,000 per sq m,” says Charles-Antoine Sialelli of Athena Advisers. The agent is selling large two-bedroom apartments with terraces for €532,000 or you can buy a one-bedroom flat offplan for €171,000.

A six-day ski pass costs €252, and you can get a fast train from Paris (four hours and 30 minutes) and then a bus 17km to the resort, or it’s two hours from Geneva. La Boule de Neige offers great pizzas for €12.



A two-bedroom apartment in Cimes is on the market for €446,000 through Terresens

La Plagne - ideal for families

A collection of 11 villages in the Paradiski ski domain (a hefty 425km of pistes) in the Savoie, La Plagne offers lower prices than more well-known French resorts. Choose between high-altitude purpose-built convenience (like Belle Plagne) and the charm of lower lying traditional villages (like Champagny-en-Vanoise).

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“A budget of €500,000 will get you a three to four-bedroom apartment or half a chalet near the piste, but move further away and you’ll get greater value. A ten-minute drive away and you’ll get a house with a garden for that sum,” says David Cowx of Leggett.

Champagny-en-Vanoise offers plenty to keep families busy, from ski school at Club Piou Piou to a 24m-high ice wall for budding climbers, sledding and an Olympic bobsleigh track. You can find a four-bedroom village house [for €542,000](#) or a new two-bedroom apartment [for €528,200](#).

The Gibbs family from Hampshire will be spending New Year in their new three-bedroom duplex ski apartment in the La Plagne village of Les Cloches. They’ve just upsized from a one-bedroom flat they bought four years ago, to a three-bedroom duplex apartment near the ski lift for €350,000. “We all love skiing and Les Coches is not too busy and perfect for families,” says Noelle, 50, who says they drive door to door in 12 hours. “There are bars for the boys [now 21 and 23] who will be bringing their girlfriends but no big nightclubs. It’s not too expensive and we’ve just discovered that summer holidays are great value for money so we’ll be doing that again.”





“Offering good access to high-altitude skiing, it’s a nice mix of full-time residents and second home-owners,” says Andrew Beale of Free Spirit Alpine. “There’s potential for capital growth - at around €6,000 per sq m for a new-build, you can get a two-bedroom apartment [for €465,000](#), or you might be able to find a grange [barn] to renovate around Bozel.” Alternatively, a one-bedroom resale flat is for sale at [€235,000](#).

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