



EXCLUSIVE 4-BEDROOM CHALET WITH A
SEPARATE 2-BEDROOM APARTMENT, BOTH
WITH PARKING & VIEWS, FOR SALE IN BOZEL

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PROPERTY FACT FILE

REFERENCE	A39424MJ73
PRICE	€ 1,690,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	3
ACCOMMODATION	232 m ²
LAND	50 m ²
TOWN	Bozel
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	
FEATURES	Mains Drains, Private parking, High speed internet

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

- South-facing with panoramic mountain views
- 200 m² 4-bedroom chalet with EV parking
- 76 m² 2-bedroom apartment with terrace & parking
- Strong rental potential, sold fully furnished
- In Bozel, future Winter Olympic Village

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This exceptional 3-level chalet combines spacious family living with excellent rental potential. The main chalet of 200 m² includes 4 double bedrooms, a bright cathedral-ceiling living area with a fully equipped kitchen & south-facing terrace. There is hardwood flooring throughout with underfloor heating.

DESCRIPTION

The Chalet (Upper 2 Levels) :

Ground Floor (Level 0):

A welcoming inclosed entrance room provides ample storage space for coats & boots, leads into a magnificent open-plan living space with soaring cathedral ceilings & beautiful hardwood floors, designed for both relaxation & entertaining. The fully equipped modern kitchen features an island with induction hob & lots of storage, seamlessly connecting to the dining area and bright living room. There is floating hardwood flooring throughout with underfloor heating. South-facing floor-to-ceiling windows open onto a large semi-covered terrace, perfect for year-round outdoor dining while soaking up the sunshine & enjoying mountain views.

Lower Level (Level -1):

The master suite is a true haven of comfort, south-facing with its own private covered balcony. It includes a spacious dressing room and a lovely bathroom with both bathtub & an Italian walk-in shower, twin washbasins, & a separate WC.

Three further double bedrooms provide ample accommodation for family & guests. Two of the bedrooms share access to a south-facing covered balcony, while the fourth bedroom is west-facing, ideal for catching the evening light.

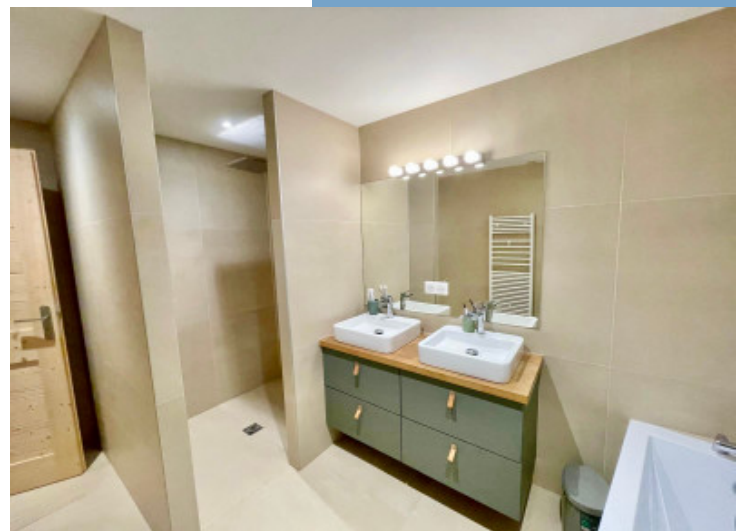
This level also offers a large family bathroom with both bathtub & Italian shower, double washbasins, and towel warmer. A practical laundry room is equipped with washing machine, dryer, water heater, and utility meters. A separate WC completes this floor.

Exterior stairs on the west side of the property provide ...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A39424MJ73>

COMPLETE FILE AND PHOTO ON REQUEST

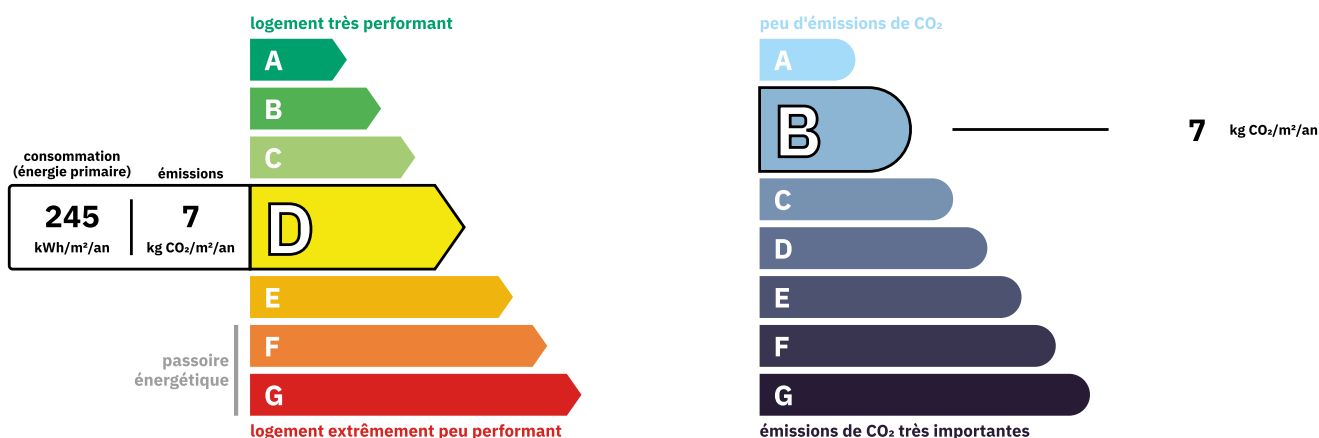


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ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 1150 € and 1590€ for 2021

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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FILE COMPLETE
AND PHOTOS
ON REQUEST

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