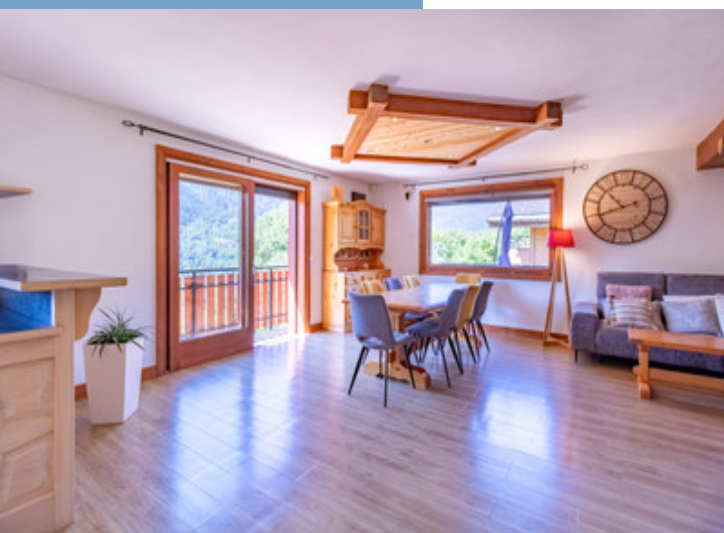




PANORAMIC VIEWS FACING SOUTH, 5
BEDROOMS, MINUTES FROM COURCHEVEL - 3
VALLÉES SKI AREA. RENTAL POTENTIAL

PANORAMIC VIEWS
FACING SOUTH, 5
BEDROOMS, MINUTES
FROM COURCHEVEL - 3
VALLÉES SKI AREA. RENTAL
POTE...



PROPERTY FACT FILE	
REFERENCE	A40946SLE73
PRICE	€ 999,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	1
ACCOMMODATION	199 m ²
LAND	535 m ²
TOWN	Montagny
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Mains Drains, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- South facing house and terraces
- Sunset views - year round sun
- Peaceful village
- Hiking/skiing access
-

PANORAMIC VIEWS
FACING SOUTH, 5
BEDROOMS, MINUTES
FROM COURCHEVEL - 3
VALLÉES SKI AREA.
RENTAL POTE...
Ref : A40946SLE73

Perched on the sunny side of the Bozel valley, this south-facing chalet enjoys breathtaking panoramic views towards Courchevel and the Dent du Villard.

It offers 5 bedrooms, a 52 m² living room-kitchen with balcony and terraces, double garage and 3 outdoor parking spaces.

DESCRIPTION

Located in a quiet and sought-after area, this recent and perfectly maintained house, facing south, enjoys remarkable sunshine and an exceptional panoramic view of Courchevel, the Bozel valley and the Dent du Villard.

Built on a plot of approximately 535 m², it offers comfortable volumes, a functional layout and great potential for development, particularly thanks to its lower level, which could be converted into separate accommodation.

Ground floor

The entrance hall leads to a large 52 m² living area comprising a lounge, living room and open-plan kitchen. This space, bathed in light thanks to its large windows, opens onto a south-facing balcony and west and east-facing terraces, ideal for enjoying the outdoors at any time of day.

A WC with washbasin completes this level.

A 45 m² double garage and two outdoor parking spaces ensure optimal parking convenience.

First floor

The sleeping area consists of three spacious bedrooms of approximately 14, 17 and 19 m², two of which have access to the south-facing balcony, offering unobstructed views. A bathroom with a family shower and a separate wall-mounted WC complete this floor.

Lower level – separate access

This level is a real asset to the property. It comprises two large bedrooms of 19 and 21 m², opening onto the garden and a covered terrace, as well as an additional 12 m² room equipped with underfloor heating.

Thanks to its existing separate access, this space allows for the

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A40946SLE73>

COMPLETE FILE AND PHOTO ON REQUEST

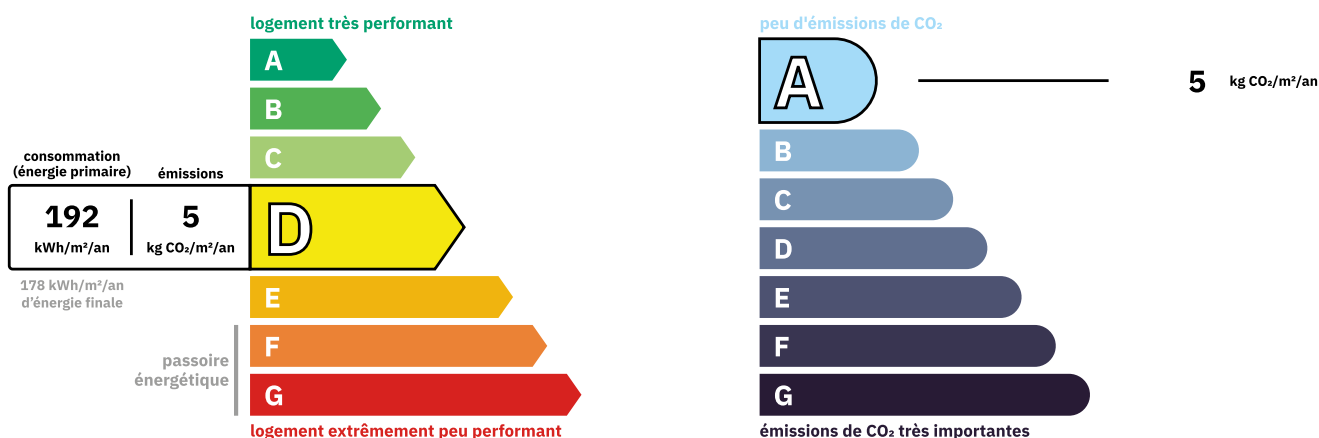


PANORAMIC VIEWS FACING
SOUTH, 5 BEDROOMS,
MINUTES FROM COURCHEVE
- 3 VALLÉES SKI AREA. RENTAL
POTE...

Ref : A40946SLE73

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 1750 € and 2440€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A40946SLE73
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: 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