



## 4 BEDROOM HOUSE AND STUDIO WITH SUNNY GARDEN, TERRACE AND FANTASTIC VIEWS IN SAINT-BON, COURCHEVEL, 3 VALLEYS

4 BEDROOM HOUSE AND  
STUDIO WITH SUNNY  
GARDEN, TERRACE AND  
FANTASTIC VIEWS IN  
SAINT-BON, COURCHEVEL,  
...



| PROPERTY FACT FILE                                                              |                                                                           |
|---------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| REFERENCE                                                                       | A41129SM73                                                                |
| PRICE                                                                           | € 899,000<br>£ 0*<br><small>*agency fees to be paid by the seller</small> |
| BEDROOM                                                                         | 5                                                                         |
| BATHROOM                                                                        | 2                                                                         |
| ACCOMMODATION                                                                   | 171 m <sup>2</sup>                                                        |
| LAND                                                                            | 188 m <sup>2</sup>                                                        |
| TOWN                                                                            | Courchevel                                                                |
| DEPARTMENT                                                                      |                                                                           |
| LOCATION                                                                        | Village property                                                          |
| TYPE                                                                            | Maison, Family Home                                                       |
| CONDITION                                                                       | Habitable, Good condition                                                 |
| FEATURES                                                                        | Close to ski resort, Mountain view, Less than 15 mins to ski              |
| <small>*Price based on current exchange rate which is subject to change</small> |                                                                           |



- 4 bedroom house, plus studio
- Saint-Bon, Courchevel
- Garden and terrace, South, South East facing
- Modern, large kitchen
- Close to ski lifts and piste to village

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This rare find in the sought-after village of Saint-Bon, Courchevel, comprises a main house and an independent studio. The main house features an entrance cloakroom leading into a spacious 53m<sup>2</sup> open-plan living area, combining dining and sitting spaces with a fully equipped kitchen offering ample storage. The sitting

## DESCRIPTION

This rare opportunity, located in the sought-after village of Saint-Bon, Courchevel, comprises a main house (135 m<sup>2</sup> total space) and an independent studio with storage (60 m<sup>2</sup> total space), offering excellent flexibility for personal use or rental.

The main house features an entrance cloakroom leading into a spacious 53 m<sup>2</sup> open-plan living area, combining dining and sitting areas with a fully equipped kitchen offering ample storage. The sitting area opens through double doors onto a south-east-facing terrace and an additional south-facing garden, providing abundant natural light and beautiful views of the garden and surrounding mountains. A guest WC and a separate laundry room are accessed from the hallway, along with stairs leading to the first floor.

Upstairs, a landing with a seating area leads to 4 bedrooms (12 m<sup>2</sup>, 12 m<sup>2</sup>, 12 m<sup>2</sup> and 17 m<sup>2</sup>), 3 of which have balconies, a bathroom with bath, shower and WC, and an additional separate WC.

The independent entrance gives access to a large entrance area with a storage room, as well as a 35 m<sup>2</sup> studio complete with a separate WC and shower room.

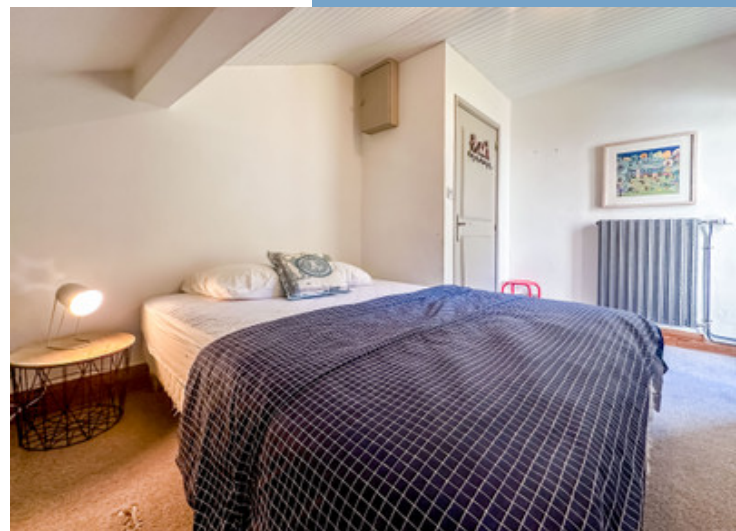
Located in the charming village of Saint-Bon, the property enjoys quick and easy access to Courchevel: just 2 minutes by car or free shuttle from the lifts at Le Praz, with a ski piste returning directly to the village. Saint-Bon offers practical year-round amenities, including a village shop, a ski shop and a pizzeria.

There are also plans for a new lift from Bozel, with a stop ...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A41129SM73>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

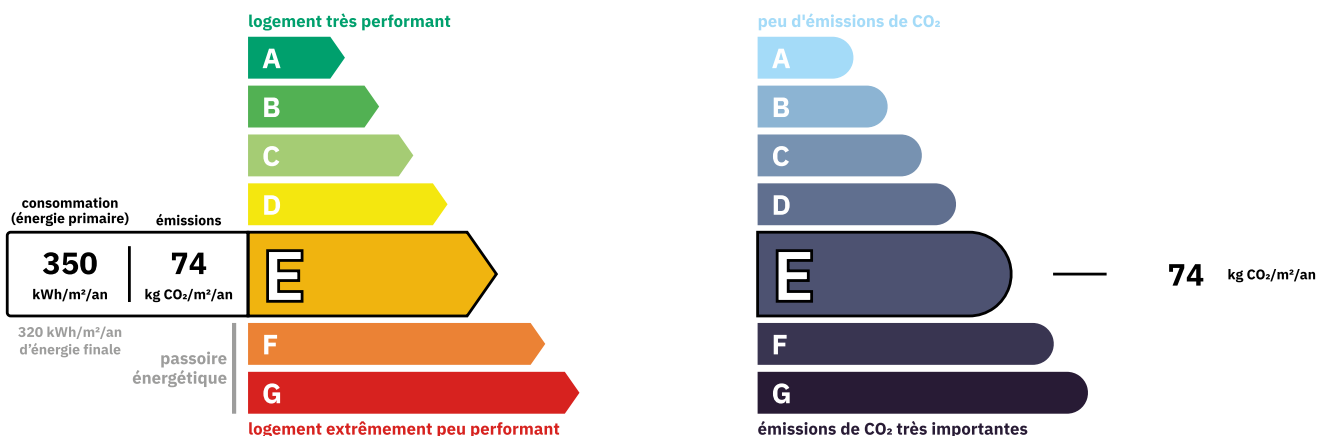
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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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 **Energy consuming**  
Estimated annual energy costs  
between 5910 € and 8080€ for 2021

## NOTICE

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## CONTACT

Réf : A4I I29SM73  
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AND PHOTOS  
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**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)