



## OPPORTUNITY TO OWN A LARGE CHALET WITH AN EXISTING LONG TERM RENTAL IN LA TANIA, COURCHEVEL

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A LARGE CHALET WITH  
AN EXISTING LONG TERM  
RENTAL IN LA TANIA,  
COURCHEVEL...



PROPERTY FACT FILE	
REFERENCE	A10823
PRICE	€ 2,600,000 £ 2,151,760* <small>*agency fees to be paid by the seller</small>
BEDROOM	14
BATHROOM	13
ACCOMMODATION	415 m <sup>2</sup>
LAND	893 m <sup>2</sup>
TOWN	Courchevel
DEPARTMENT	Savoie
LOCATION	Village property
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	Good condition
FEATURES	Mains Drains, Private parking, Detached
<small>*Price based on current exchange rate which is subject to change</small>	



- Independent 14 bedroom Chalet
- Very easy access to skiing and ski lifts
- Good business potential, or a family home
- Close to the amenities of this ski village
- Redevelopment opportunity on Plot of 889m<sup>2</sup>

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This 4 floor independent chalet of about 410m<sup>2</sup> has 14 bedrooms and 13 bathrooms/shower rooms along with sitting, dining room and kitchen. On the ground floor there is also an entrance hall, boot room, utility area and laundry plus storage, office and staff rooms. Constructed in 1996 this chalet was one of the first in the chalet

## DESCRIPTIF

This independent chalet is on 4 levels and has a total floor space of approximately 415m<sup>2</sup> (including some areas of the top floor which are lower than 1.8m height). There are 14 bedrooms in total and these are of various types. Most of the bedrooms are double or twin rooms with en-suite facilities. There are also four small bunk bedrooms which are designed for families with children or for single adult occupancy. In total the chalet can currently accommodate up to 28 people.

The original architect designed this chalet for sale for commercial rental and with its unique capacity, it has always delivered a very high rate of occupation when in rental. Equally, a new owner could remove some of the interior walls to reduce the number of bedrooms and increase their size. In this way, the chalet would become a beautiful family home.

The chalet divides into two equal halves, with a separate staircase for each side. On the main floor, there are two living rooms, each with a fireplace. The living rooms have a sliding wall to separate them if desired. Both halves of the chalet share the same dining room and kitchen.

On the basement level, there are large storage areas and four additional multi-purpose rooms, along with a shower room and WC, boot room with electric boot warmers and secondary food preparation area/laundry.

Layout of the Chalet:-

Ground Level – Basement

Entrance lobby on each side of the chalet

Boot room with ski racks, benches and heated boot warmers

Utility area with

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A10823>

COMPLETE FILE AND PHOTO ON REQUEST



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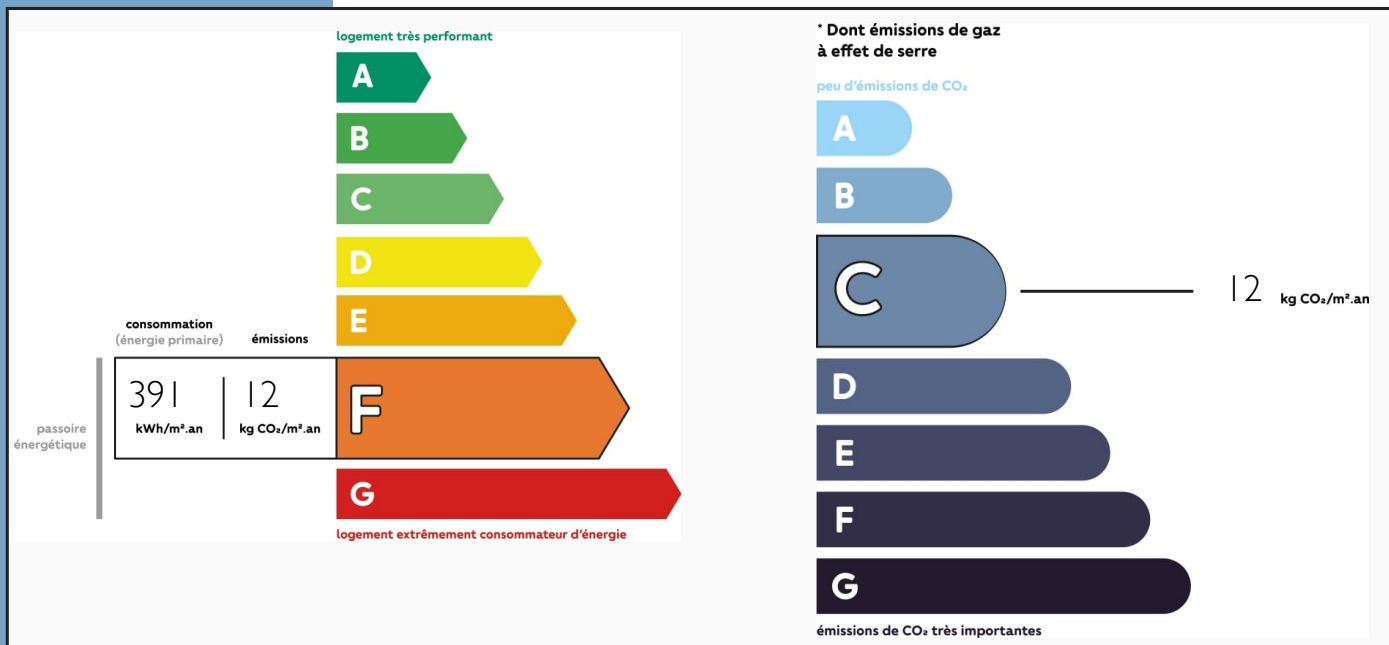
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## ENERGIE-DPE

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



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## CONTACT

Réf :AI0823  
FILE COMPLETE  
AND PHOTOS  
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