



168M2 BEAUTIFUL 3 BEDROOM VILLAGE HOUSE  
(POTENTIAL FOR 4) IN THIS SOUGHT AFTER  
VILLAGE OF LE PRAZ, COURCHEVEL,

168M2 BEAUTIFUL 3  
BEDROOM VILLAGE  
HOUSE (POTENTIAL FOR  
4) IN THIS SOUGHT AFTER  
VILLAGE OF LE PRAZ, CO...



PROPERTY FACT FILE	
REFERENCE	A28233SM73
PRICE	€ 1,695,000 £ 1,410,037* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	3
ACCOMMODATION	125 m <sup>2</sup>
LAND	7 m <sup>2</sup>
TOWN	Courchevel
DEPARTMENT	Savoie
LOCATION	0-2KM to amenities
TYPE	
CONDITION	Good condition
FEATURES	Mains Drains, Close to ski resort, Mountain view
*Price based on current exchange rate which is subject to change	



- Amazing location in Le Praz, Courchevel, 3 valleys
- 3 bedroom authentic village house- views, balconies
- Possibility to increase size and value
- Ski room, Laundry and cellar
- Near ski lifts, Cross country, Lake in summer

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This fantastic 168m2 attractive property is an authentic village house, retaining many original features in the centre of this beautiful village of Le Praz, Courchevel and comprises:

-Level -1 Cellar

-Ground floor: A generous reception room and an ensuite double

## DESCRIPTIF

This fantastic 168m3 property is incredibly rare to the market and exclusive to Leggett Immobilier. This authentic village house in the centre of this beautiful village of Le Praz, Courchevel comprises:

-Level -1: A cellar (11m2)

-Ground floor: A reception room (18.88m2) and an ensuite double bedroom with fireplace (26m2)

-First floor: twin ensuite bedroom (15.6m2), separate WC, (2.09m2) ensuite double bedroom with WC (15.23m2) and balcony

-second floor: beautiful living area with exposed beams in the kitchen, living and dining areas. (53.81m2). An open fire, balcony and stunning views complete this fantastic area.

A ski room, laundry room and storage space (16.5m2) are accessed by an independent entry.

\*Total size 168m2, comprising: 125m2 surface habitable, 32m2 under 1.8m and 11m2 of cellar

This house was converted to this home from a well known restaurant in 2010 and retains many original features with fireplaces, exposed beams, beautiful stonework and inglenooks to give a truly special atmosphere. There is potential to raise the roof increasing the habitable space, and a separate possibility to create a 4th bedroom.

The village itself is hugely sought after, and this property, nestled in the centre of the village, is very close to the ski lifts to Courchevel 1850, or off into the vast 3 valley ski area. There are cross country ski tracks in the village as well as the Olympics ski jumps. Recognised for its great selection of restaurants this village also has a select

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A28233SM73>

COMPLETE FILE AND PHOTO ON REQUEST



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

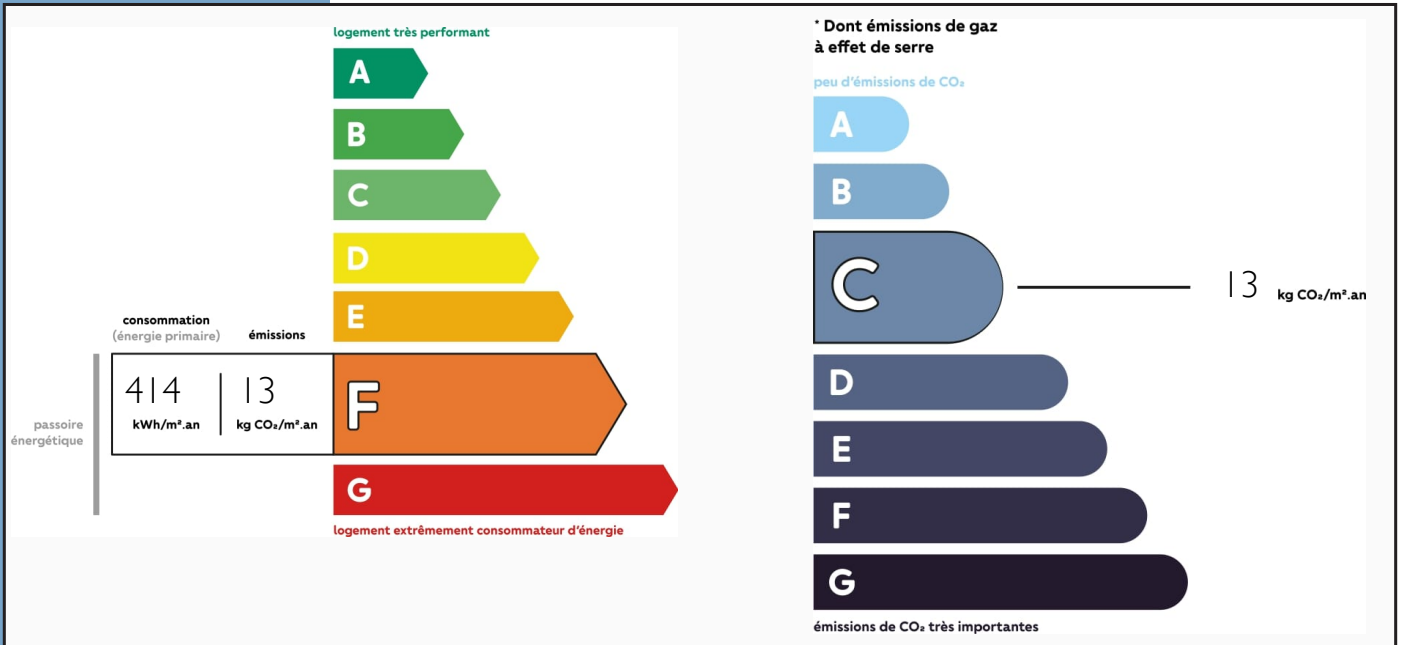
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## ENERGIE-DPE

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 : A28233SM73  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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