



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 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	3
ACCOMMODATION	125 m ²
LAND	7 m ²
TOWN	Courchevel
DEPARTMENT	
LOCATION	Village property
TYPE	Chalet, Ski Chalet
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

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

Ref : A28233SM73

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

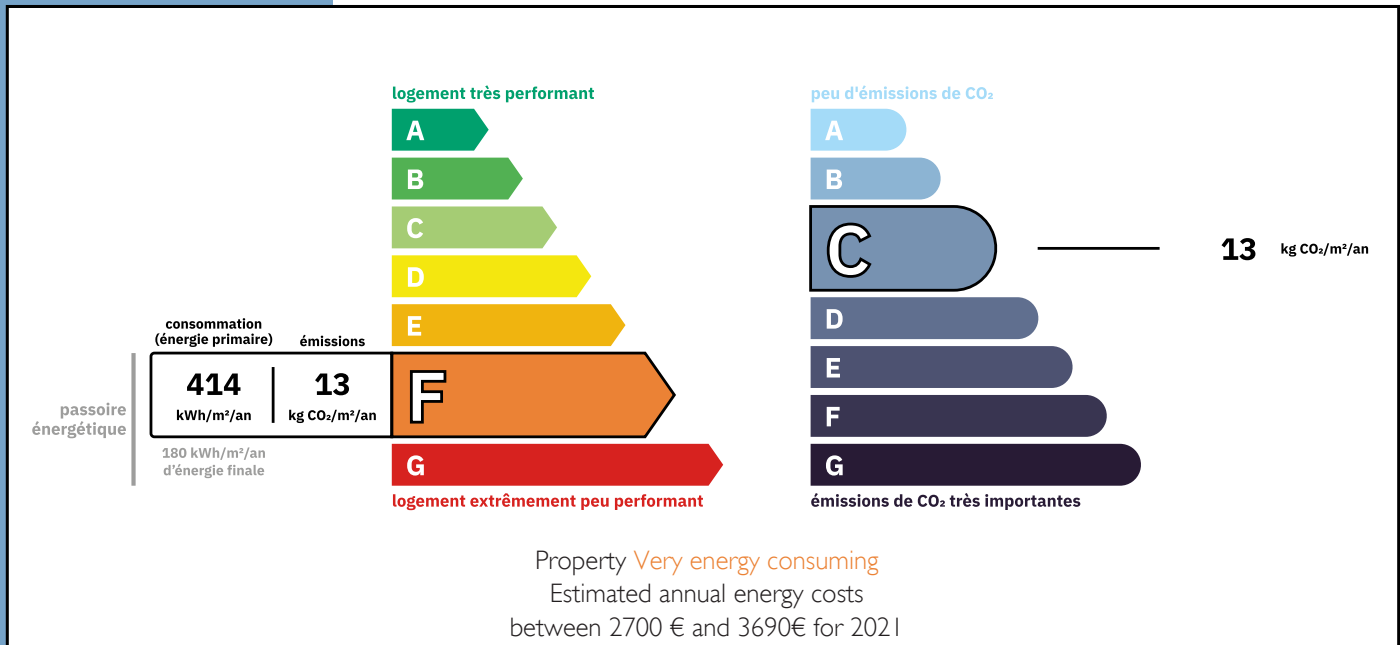


168M2 BEAUTIFUL 3
BEDROOM VILLAGE HOUSE
(POTENTIAL FOR 4) IN THIS
SOUGHT AFTER VILLAGE OF
LE PRAZ, CO...

Ref : A28233SM73

ENERGIE-DPE

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



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.

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 : A28233SM73
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