



EXCLUSIVE 4-BEDROOM CHALET WITH A  
SEPARATE 2-BEDROOM APARTMENT FOR SALE  
WITH PARKING & VIEWS; IN BOZEL



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## PROPERTY FACT FILE

REFERENCE	A39424MJ73
PRICE	€ 1,890,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	3
ACCOMMODATION	232 m <sup>2</sup>
LAND	50 m <sup>2</sup>
TOWN	Bozel
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	
FEATURES	Mains Drains, Private parking, High speed internet
*Price based on current exchange rate which is subject to change	

- South-facing with panoramic mountain views
- 200 m² 4-bedroom chalet with EV parking
- 76 m² 2-bedroom apartment with terrace & parking
- Strong rental potential, sold fully furnished
- In Bozel, future Winter Olympic Village

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This exceptional 3-level chalet combines spacious family living with excellent rental potential. The main chalet of 200 m² includes 4 double bedrooms, a bright cathedral-ceiling living area with a fully equipped kitchen & south-facing terrace. There is floating hardwood flooring throughout with underfloor heating.

## DESCRIPTIF

The Chalet (Upper 2 Levels) :

Ground Floor (Level 0):

A welcoming inclosed entrance room provides ample storage space for coats & boots, leads into a magnificent open-plan living space with soaring cathedral ceilings & beautiful hardwood floors, designed for both relaxation & entertaining. The fully equipped modern kitchen features an island with induction hob & lots of storage, seamlessly connecting to the dining area and bright living room. There is floating hardwood flooring throughout with underfloor heating. South-facing floor-to-ceiling windows open onto a large semi-covered terrace, perfect for year-round outdoor dining while soaking up the sunshine & enjoying mountain views.

Lower Level (Level -1):

The master suite is a true haven of comfort, south-facing with its own private covered balcony. It includes a spacious dressing room and a lovely bathroom with both bathtub & an Italian walk-in shower, twin washbasins, & a separate WC.

Three further double bedrooms provide ample accommodation for family & guests. Two of the bedrooms share access to a south-facing covered balcony, while the fourth bedroom is west-facing, ideal for catching the evening light.

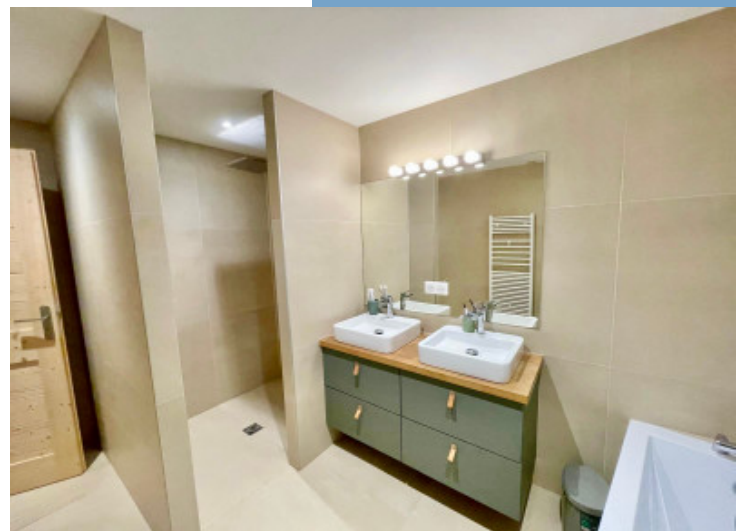
This level also offers a large family bathroom with both bathtub & Italian shower, double washbasins, and towel warmer. A practical laundry room is equipped with washing machine, dryer, water heater, and utility meters. A separate WC completes this floor.

Exterior stairs on the west side of the property provide

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A39424MJ73>

COMPLETE FILE AND PHOTO ON REQUEST



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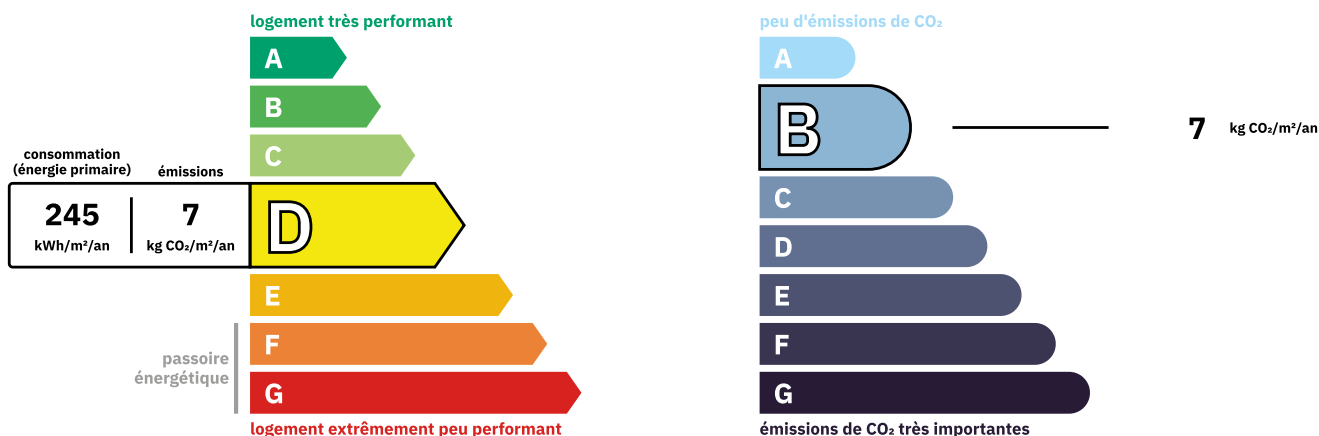


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## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 1150 € and 1590€ for 2021

## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
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