LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

CHARMING 4 BEDROOM CHALET (146M2) WITH GARAGE, TERRACE, GARDEN AND VIEWS NEAR SKIING IN COURCHEVEL, 3 VALLEYS

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PROPERTY FACT FILE

REFERENCE	A39654SM73
PRICE	€ 1,155,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	146 m²
LAND	309 m²
TOWN	Courchevel
DEPARTMENT	
LOCATION	Ski
TYPE	Maison, Family Home
CONDITION	Good condition
FEATURES	Mains Drains, Garage, Private parking

*Price based on current exchange rate which is subject to change

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- Near Le Praz, Courchevel
- 4 bedroom house
- quiet location in the Courchevel commune
- Large garage
- Great views, and private garden

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This 4-bedroom chalet of 146 m² total (91 m² habitable), near Le Praz, Courchevel, has been fully rebuilt on the east side, while the west side retains the charm and character of the original chalet.
The lower ground level features a large garage, a laundry and storage space. The upper ground floor comprises an entrance with WC,

DESCRIPTION

This 4-bedroom chalet of 146 m² (91 m² habitable) near Le Praz, Courchevel, has been fully rebuilt on the east side, while the west side retains the charm and character of the original chalet. This gives the property an interesting combination of a substantial newly rebuilt section alongside the more traditional Alpine feel of the original building.
The lower ground level features a large garage for one car (25 m²), a laundry room and storage space.
The upper ground floor comprises an entrance with WC, leading to a kitchen-diner (19 m²) with a wood-burning stove and a cosy sitting room (20 m²). The sitting room opens via large patio doors onto a south-facing terrace and orchard-style garden, with lovely mountain views.
Upstairs, there are two new bedrooms sharing a modern shower room with WC. A third family room (19 m²) on this level could potentially be divided into two bedrooms if more sleeping space is required.
The top floor houses a master suite (15 m²) with an en-suite shower room, while the attic above the family room offers further development potential.
An adjoining workshop/storage area provides useful additional space and could also potentially be developed and incorporated into the main property, subject to the necessary permissions. Together with the attic space and the possibility of reconfiguring the family room, this gives the chalet interesting potential to evolve with a new owner's requirements.
Located in Le Freney, one of Courchevel's original vil...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A39654SM73

COMPLETE FILE AND PHOTO ON REQUEST

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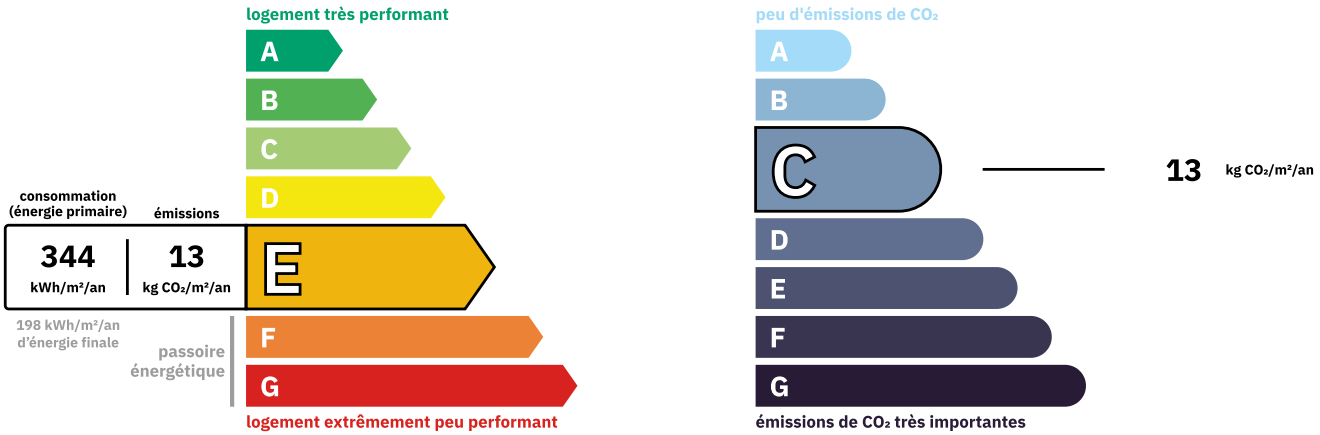
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 2670 € and 3690€ for 2025

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. 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.

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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 :A39654SM73

FILE COMPLETE AND PHOTOS ON REQUEST

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