



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

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



PROPERTY FACT FILE	
REFERENCE	A39654SM73
PRICE	€ 1,260,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	2
ACCOMMODATION	91 m ²
LAND	309 m ²
TOWN	Courchevel
DEPARTMENT	
LOCATION	Ski
TYPE	Maison, Family Home
CONDITION	Good condition
FEATURES	Mains Drains, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



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

CHARMING 4 BEDROOM
CHALET (146M2) WITH
GARAGE, TERRACE,
GARDEN AND VIEWS
NEAR SKIING IN
COURCHEVEL,...
Ref : A39654SM73

This 4-bedroom chalet of 146m² total, near Le Praz, Courchevel, has been fully rebuilt on one side while retaining its original charm on the other.

The lower ground level features a large garage for a car, a laundry and storage space. The upper ground floor comprises an entrance with

DESCRIPTION

This 4-bedroom chalet of 146 m² (91 m² habitable) near Le Praz, Courchevel, has been fully rebuilt on one side while retaining its original charm on the other.

The lower ground level features a large garage for one car (25m²), a laundry room, and storage space.

The upper ground floor comprises an entrance with WC, leading to a kitchen-diner (19m²) with a wood-burning stove and a cozy sitting room (20m²). The sitting room opens via large patio doors onto a south-facing terrace and orchard-style garden.

Upstairs, there are two new bedrooms sharing a modern shower room with WC. A third family room (19m²) on this level could potentially be divided into two bedrooms if more sleeping space is required.

The top floor houses a master suite (15m²) with an en-suite shower room, while the attic above the family room offers further development potential. A workshop/storage area adjoins the property.

Located in one of Courchevel's original villages, Le Freney, the chalet is just a couple of minutes' drive or a short bus ride from Le Praz. From here, ski lifts whisk you directly up to Courchevel 1850 or towards Meribel and beyond, running from early morning until late in the evening. As part of the world-renowned 3 Vallées ski area, you'll have direct access to over 600 km of pistes, making it a paradise for skiers and snowboarders alike.

Le Praz itself offers a charming atmosphere with bars, restaurants, and local shops, creating a lively yet authentic village feel. It is...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A39654SM73>

COMPLETE FILE AND PHOTO ON REQUEST

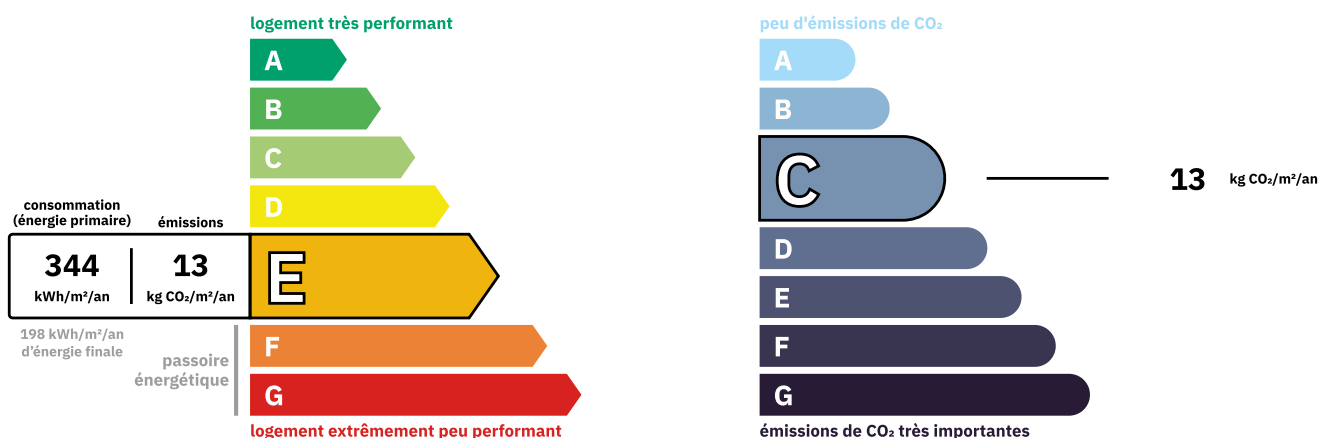


CHARMING 4 BEDROOM
CHALET (146M2) WITH
GARAGE, TERRACE, GARDEN
AND VIEWS NEAR SKIING IN
COURCHEVEL,...

Ref : A39654SM73

ENERGIE-DPE

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



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

NOTICE

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

I: 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 : A39654SM73
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