



CHARMING 4 BEDROOM CHALET (146M<sup>2</sup>) 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* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	91 m <sup>2</sup>
LAND	309 m <sup>2</sup>
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



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

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GARDEN AND VIEWS  
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This 4-bedroom chalet of 146m<sup>2</sup> 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 m<sup>2</sup> (91 m<sup>2</sup> 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 (25m<sup>2</sup>), a laundry room, and storage space.

The upper ground floor comprises an entrance with WC, leading to a kitchen-diner (19m<sup>2</sup>) with a wood-burning stove and a cozy sitting room (20m<sup>2</sup>). 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 (19m<sup>2</sup>) on this level could potentially be divided into two bedrooms if more sleeping space is required.

The top floor houses a master suite (15m<sup>2</sup>) 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...



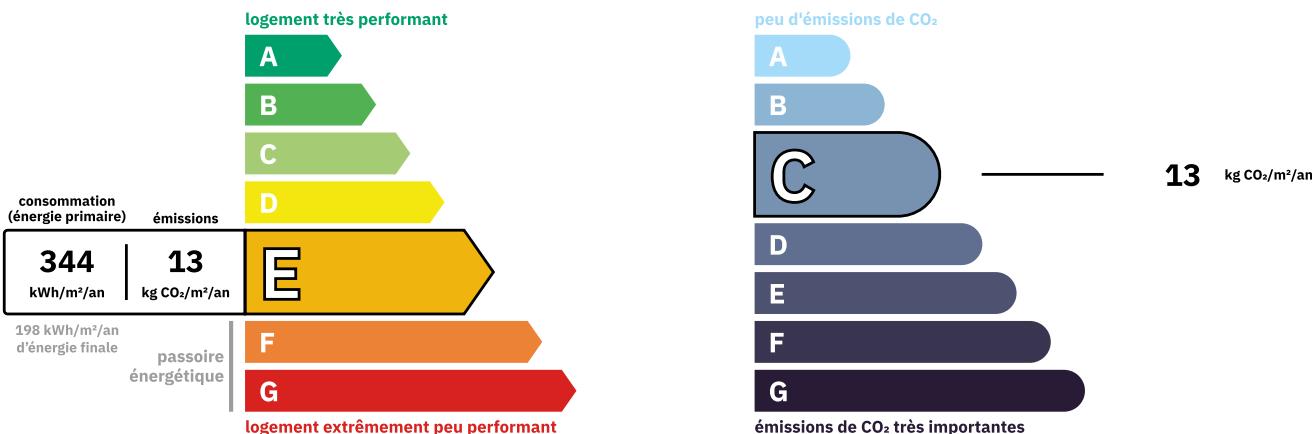
More Online :  
<https://leggett prestige.com/luxury-property-for-sale/view/A39654SM73>  
COMPLETE FILE AND PHOTO ON REQUEST

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

## NOTICE

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## CONTACT

Réf :A39654SM73

FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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