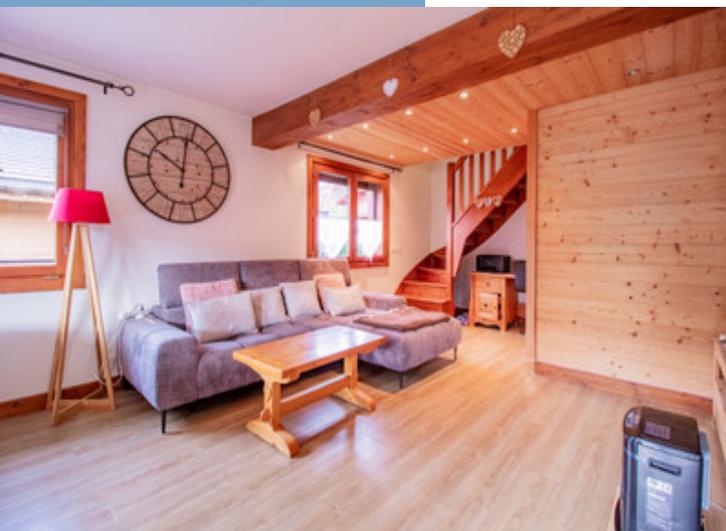




PANORAMIC VIEWS FACING SOUTH, 5  
BEDROOMS, MINUTES FROM COURCHEVEL - 3  
VALLÉES SKI AREA. RENTAL POTENTIAL

PANORAMIC VIEWS  
FACING SOUTH, 5  
BEDROOMS, MINUTES  
FROM COURCHEVEL - 3  
VALLÉES SKI AREA. RENTAL  
POTE...



PROPERTY FACT FILE	
REFERENCE	A40946SLE73
PRICE	€ 999,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (951 429 EUR hors honoraires)
BEDROOM	5
BATHROOM	1
ACCOMMODATION	199 m <sup>2</sup>
LAND	535 m <sup>2</sup>
TOWN	Montagny
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Mains Drains, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- South facing house and terraces
- Sunset views - year round sun
- Peaceful village
- Hiking/skiing access
- 

PANORAMIC VIEWS  
FACING SOUTH, 5  
BEDROOMS, MINUTES  
FROM COURCHEVEL - 3  
VALLÉES SKI AREA.  
RENTAL POTE...  
Ref : A40946SLE73

Perched on the sunny side of the Bozel valley, this south-facing chalet enjoys breathtaking panoramic views towards Courchevel and the Dent du Villard. It offers 5 bedrooms, a 52 m<sup>2</sup> living room-kitchen with balcony and terraces, double garage and 2 outdoor parking spaces.

## DESCRIPTION

Located in a quiet and sought-after area, this recent and perfectly maintained house, facing south, enjoys remarkable sunshine and an exceptional panoramic view of Courchevel, the Bozel valley and the Dent du Villard.

Built on a plot of approximately 535 m<sup>2</sup>, it offers comfortable volumes, a functional layout and great potential for development, particularly thanks to its lower level, which could be converted into separate accommodation.

### Ground floor

The entrance hall leads to a large 52 m<sup>2</sup> living area comprising a lounge, living room and open-plan kitchen. This space, bathed in light thanks to its large windows, opens onto a south-facing balcony and west and east-facing terraces, ideal for enjoying the outdoors at any time of day.

A WC with washbasin completes this level.

A 45 m<sup>2</sup> double garage and two outdoor parking spaces ensure optimal parking convenience.

### First floor

The sleeping area consists of three spacious bedrooms of approximately 14, 17 and 19 m<sup>2</sup>, two of which have access to the south-facing balcony, offering unobstructed views. A bathroom with a family shower and a separate wall-mounted WC complete this floor.

### Lower level – separate access

This level is a real asset to the property. It comprises two large bedrooms of 19 and 21 m<sup>2</sup>, opening onto the garden and a covered terrace, as well as an additional 12 m<sup>2</sup> room equipped with underfloor heating.

Thanks to its existing separate access, this space allows for the

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A40946SLE73>

COMPLETE FILE AND PHOTO ON REQUEST

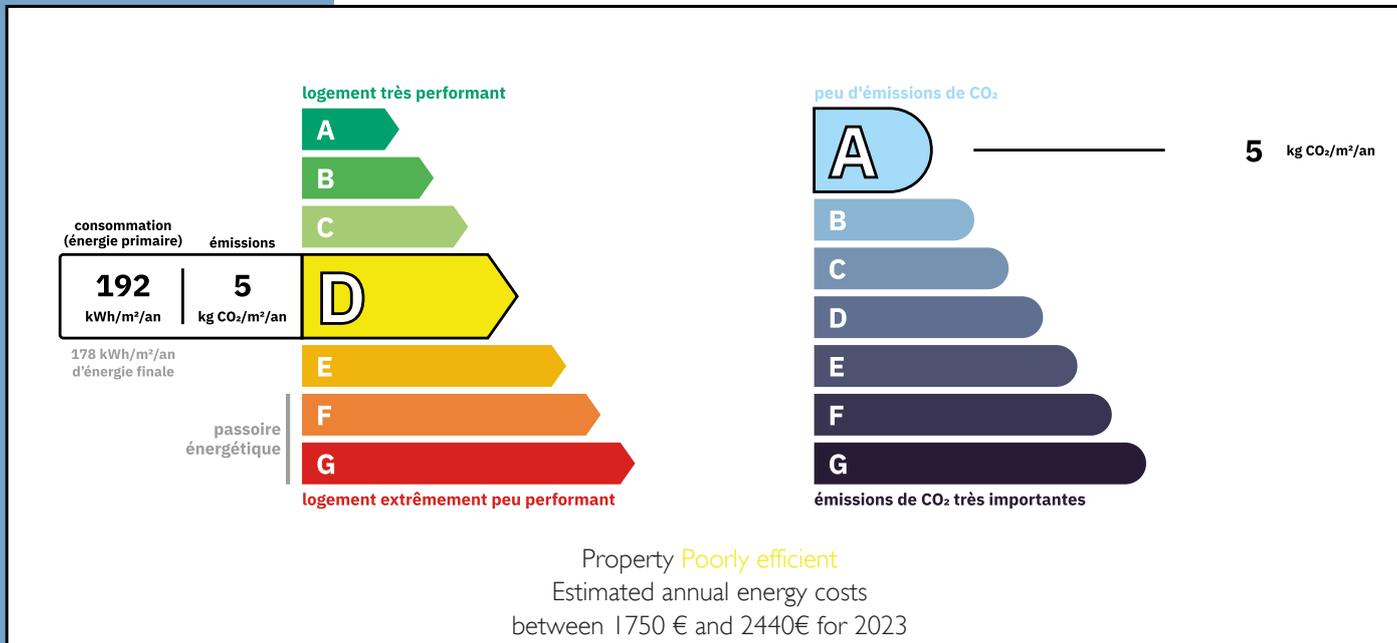


PANORAMIC VIEWS FACING SOUTH, 5 BEDROOMS, MINUTES FROM COURCHEVEL - 3 VALLÉES SKI AREA. RENTAL POTE...

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

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## ENERGIE-DPE



## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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