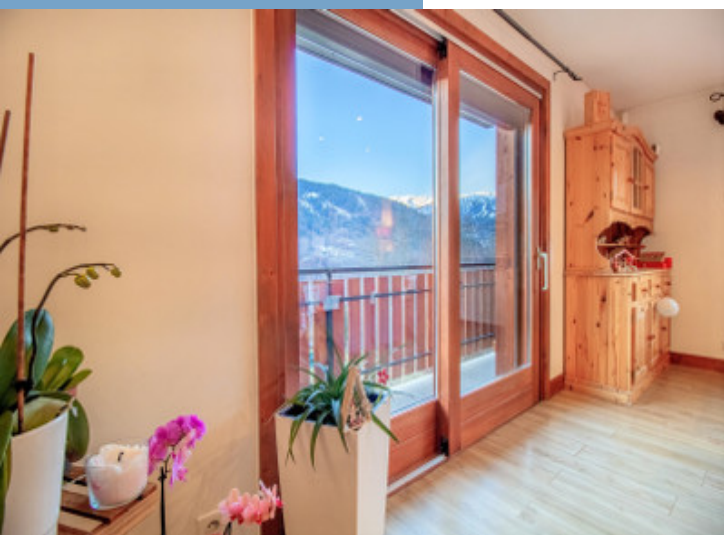




PANORAMIC VIEWS FACING SOUTH, 5  
BEDROOMS, 6KM FROM BOZEL AND  
COURCHEVEL - 3 VALLÉES SKI AREA. RENTAL  
POTENTIAL

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PANORAMIC VIEWS  
FACING SOUTH, 5  
BEDROOMS, 6KM FROM  
BOZEL AND COURCHEVEL  
- 3 VALLÉES SKI AREA.  
RENTA...



PROPERTY FACT FILE	
REFERENCE	A40946SLE73
PRICE	€ 999,000 £ 0* <small>*agency fees to be paid by the seller</small>
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
<small>*Price based on current exchange rate which is subject to change</small>	



- Recent, well-maintained bright house facing South
- Potential for creating a separate flat
- Comfortable and functional home
- Breathtaking views of Courchevel and Bozel valley
- 

PANORAMIC VIEWS  
FACING SOUTH, 5  
BEDROOMS, 6KM FROM  
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COURCHEVEL - 3 VALLÉES  
SKI AREA. RENTA...

Ref : A40946SLE73

Beautiful, bright, recently built house in Montagny (73), facing south, with breathtaking views of Courchevel, the Bozel valley 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

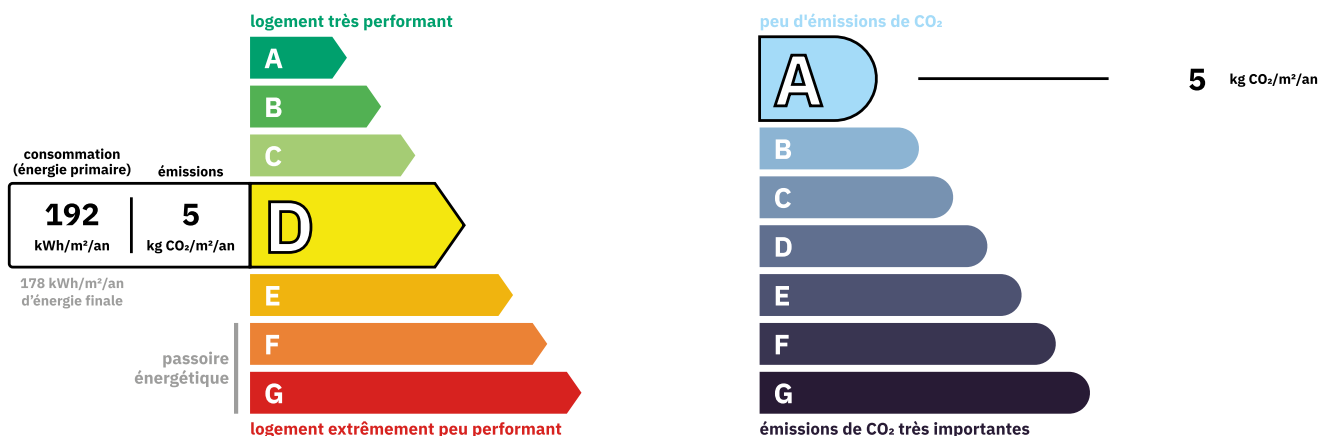


PANORAMIC VIEWS FACING SOUTH, 5 BEDROOMS, 6KM FROM BOZEL AND COURCHEVEL - 3 VALLÉES SKI AREA. RENTA...

Ref : A40946SLE73

## 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 1750 € and 2440€ for 2023

## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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