

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

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## PROPERTY FACT FILE

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|---|---|
| REFERENCE | A40946SLE73 |
| PRICE | € 999,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM | 5 |
| BATHROOM | 1 |
| ACCOMMODATION | 199 m² |
| LAND | 535 m² |
| TOWN | Montagny |
| DEPARTMENT | |
| LOCATION | Village property |
| TYPE | Maison de Vacances, House, Country House |
| CONDITION | Good condition |
| FEATURES | Mains drainage, Garage, Private parking |

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





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

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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 m² living room-kitchen with balcony and terraces, double garage and 3 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 m², 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 m² 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 m² 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 m², 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 m², opening onto the garden and a covered terrace, as well as an additional 12 m² 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

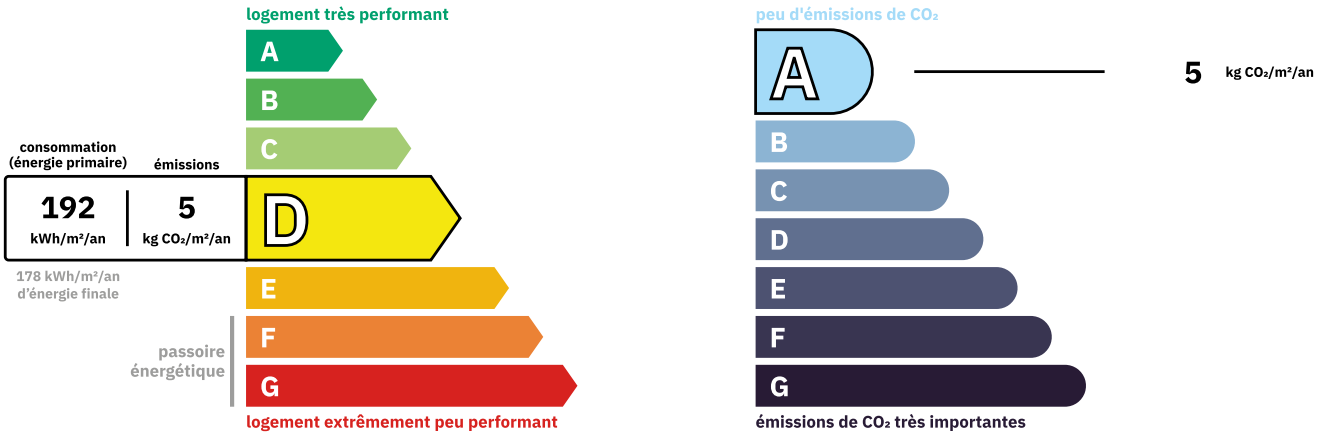
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




Property Poorly efficient
Estimated annual energy costs
between 1750 € and 2440€ for 2023

# NOTICE

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# CONTACT

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