LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



MODERN 4 BEDROOM HOUSE PLUS 2 BEDROOM APARTMENT IN A COURCHEVEL VILLAGE, EASY ACCESS TO MERIBEL AND COURCHEVEL

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PROPERTY FACT FILE

REFERENCE	A43523SM73
PRICE	€ 1,350,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	4
ACCOMMODATION	196 m²
LAND	507 m²
TOWN	Courchevel
DEPARTMENT	
LOCATION	Ski
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	Good condition
FEATURES	Mains drainage, Garage, Private parking

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

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- 4 bedrooms pus 2 bedroom individuall apartment
- Amazing views and energy rating B!
- Garage and outdoor parking
- Courchevel commune and buses to le Praz ski lift
- Close to Brides les Bains and ski lift to Meribel

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This fantastic modern home of a total of 234.88m2 (196.24m2 habitable) is located in a village of Courchevel just a short drive or free bus to the lifts of Courchevel Le Praz, or an even shorter distance to the ski lift in Brides les Bains taking you to Meribel. With a garage and outside parking the property itself comprises:



DESCRIPTION

This fantastic modern home, with a total surface area of 234.88 m² (including 196.24m2 habitable) , is located in a village of Courchevel, just a short drive or free bus ride to the lifts of Courchevel Le Praz, and even closer to the ski lift in Brides-les-Bains, providing direct access to Méribel and the world-renowned Les Trois Vallées.

Brides-les-Bains, a charming spa town, offers year-round appeal with its thermal baths, restaurants and easy lift access, making this an ideal location not only for winter sports but also for summer activities, cycling and hiking.

With a garage and additional outdoor parking, the property comprises:

Entrance hall, office space or 5th bedroom
Spacious L-shaped kitchen with pantry, opening onto a dining and living area (50m2) with a large balcony terrace (30m2) offering stunning open views across and down the valley, plus an en-suite bedroom (10.4m2)
Two double bedrooms (11.6m2 and 10.45m2) sharing a shower room and WC, one further double en-suite bedroom (2om2)with dressing room, and a laundry/storage area. Two bedrooms also benefit from access to a side terrace
Separate 42 m² apartment with open-plan living space, kitchen, two bedrooms, WC, and shower room, with its own terrace



The property enjoys fantastic views throughout, with multiple outdoor spaces including the large balcony terrace off the main living area, a private terrace for the apartment, and an additional terrace accessed from the bedrooms.

Offering excellent potenti...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A43523SM73

COMPLETE FILE AND PHOTO ON REQUEST

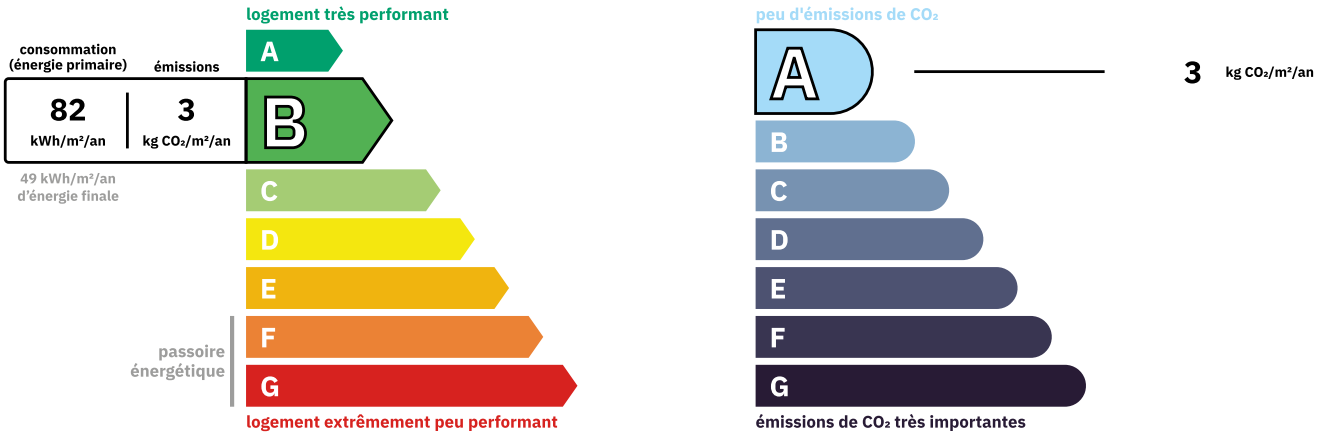
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 1490 € and 2080€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A43523SM73
FILE COMPLETE AND PHOTOS ON REQUEST

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