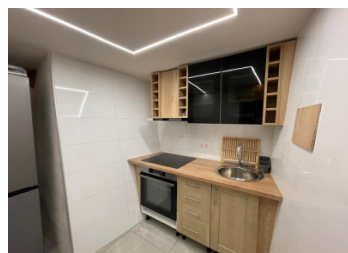
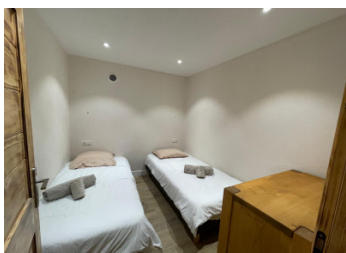


For sale; Charming 2-bed basement apartment in central Bozel; Turnkey investment with strong rental potential



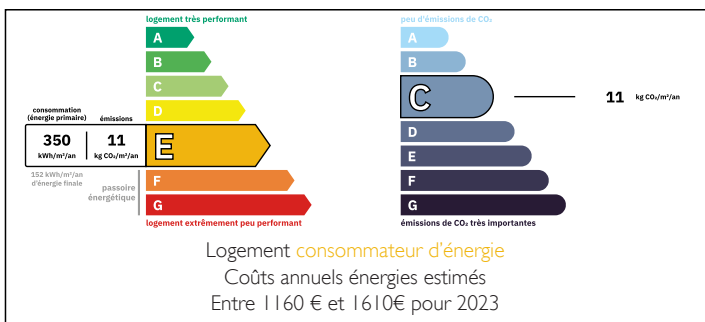
INFORMATION

Town:	Bozel
Department:	Savoie
Bed:	2
Bath:	1
Floor:	42 m ²
Plot Size:	0 m ²

IN BRIEF

Located in the heart of Bozel and just 140 m from the ski bus stop, this charming 2-bedroom apartment offers both excellent rental yield and personal mountain escape potential. Positioned partially below ground in a newly renovated residence, it benefits from a private sunken entrance and stylish modern alpine décor. With approx. 42 m² of living space, it includes a bright lounge with a fold-out bed, a fully equipped separate kitchen, two cosy bedrooms, and a bathroom with shower, WC, and washer/dryer. High-quality finishes, low co-ownership charges, and individual underfloor heating make this property a fantastic turnkey investment.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This attractive 2-bedroom apartment is ideally located in the centre of Bozel, just 140 m from the free ski bus stop with direct access to Courchevel and the 3 Valleys ski area. Tucked within a newly renovated and well-maintained residence, the apartment is situated partially below ground level but enjoys natural light and a private sunken entrance, giving it a unique and private feel.

With 42.48 m² of habitable space (loi Carrez), this turnkey property has been thoughtfully refurbished to a high standard, blending modern mountain design with comfort and practicality. The living and dining area is warm and welcoming, and the fold-out couch bed allows the apartment to sleep up to 6 guests. The separate kitchen is fully equipped with a full-size fridge and top freezer, induction hob, microwave oven, and dishwasher—ideal for short- or long-term stays.

There are two comfortable bedrooms, and the contemporary bathroom includes a walk-in shower, suspended WC, and washer/dryer. The apartment benefits from individual underfloor heating and its own hot water boiler. High-speed internet is available, and the co-ownership charges are low, making this a smart investment for rental income or a personal alpine pied-à-terre.

Whether you're looking for an easy lock-up-and-leave holiday home or a revenue-generating rental asset, this charming apartment offers fantastic value in one of the most desirable year-round villages in the region.

Measurements:

Shower room 2.86 m²

First bedroom 6.66 m²

Second bedroom 6.45 m²

Living and dining area 21.63 m²

Separate kitchen 4.88 m²

Distances: