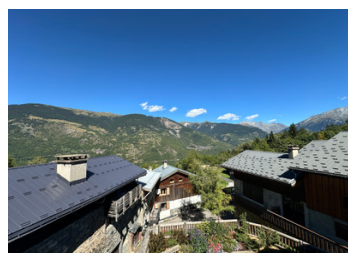
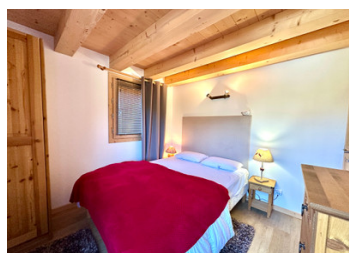


## Charming 4 bedroom chalet (146m2) with garage, terrace, garden and views near skiing in Courchevel, 3 valleys



## INFORMATION

Town:	Courchevel
Department:	Savoie
Bed:	4
Bath:	2
Floor:	91 m2
Plot Size:	309 m2

## IN BRIEF

This 4-bedroom chalet of 146 m<sup>2</sup> total, near Le Praz, Courchevel, has been fully rebuilt on one side while retaining its original charm on the other.

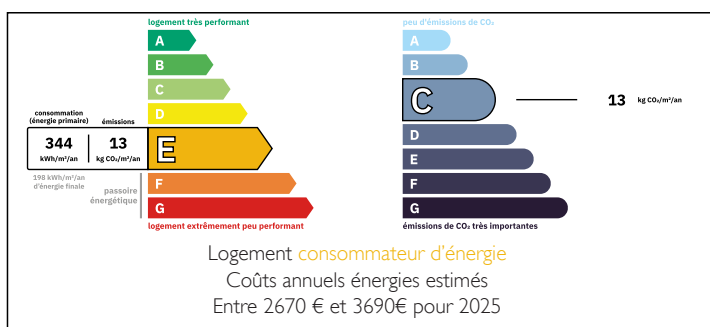
The lower ground level features a large garage for a car, a laundry and storage space. The upper ground floor comprises an entrance with WC, leading to a kitchen-diner with a wood-burning stove and a cozy sitting room. The sitting room opens via large patio doors onto a south-facing terrace and orchard-style garden.

Upstairs, there are two new bedrooms sharing a modern shower room with WC. A third family room on this level could potentially be divided into two bedrooms if more sleeping space is required.

The top floor houses a master suite with an en-suite shower room, while the attic above the family room offers further development potential.

A workshop/storage area adjoins the property. Set in...

## 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.



## DESCRIPTION

This 4-bedroom chalet of 146 m<sup>2</sup> (91 m<sup>2</sup> habitable) near Le Praz, Courchevel, has been fully rebuilt on one side while retaining its original charm on the other.

The lower ground level features a large garage for one car (25m<sup>2</sup>), a laundry room, and storage space.

The upper ground floor comprises an entrance with WC, leading to a kitchen-diner (19m<sup>2</sup>) with a wood-burning stove and a cozy sitting room (20m<sup>2</sup>). The sitting room opens via large patio doors onto a south-facing terrace and orchard-style garden.

Upstairs, there are two new bedrooms sharing a modern shower room with WC. A third family room (19m<sup>2</sup>) on this level could potentially be divided into two bedrooms if more sleeping space is required.

The top floor houses a master suite (15m<sup>2</sup>) with an en-suite shower room, while the attic above the family room offers further development potential. A workshop/storage area adjoins the property.

Located in one of Courchevel's original villages, Le Freney, the chalet is just a couple of minutes' drive or a short bus ride from Le Praz. From here, ski lifts whisk you directly up to Courchevel 1850 or towards Meribel and beyond, running from early morning until late in the evening. As part of the world-renowned 3 Vallées ski area, you'll have direct access to over 600 km of pistes, making it a paradise for skiers and snowboarders alike.

Le Praz itself offers a charming atmosphere with bars, restaurants, and local shops, creating a lively yet authentic village feel....

## LOCAL TAXES

Taxe foncière: **804 EUR**

## NOTES