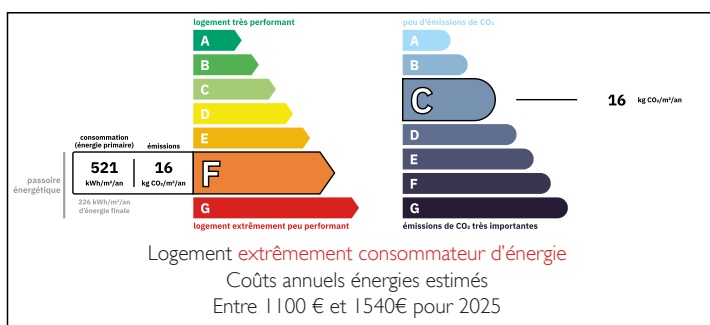


## NEW Ski in / ski out apartment for 4 people in Courchevel La Tania, close to village amenities and 3 Valleys

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Courchevel
Department:	Savoie
Bed:	1
Bath:	1
Floor:	28 m <sup>2</sup>
Outside Space:	4 m <sup>2</sup>

## IN BRIEF

This 28 m<sup>2</sup> apartment is ideally located in the heart of La Tania, Courchevel part of the world-famous 3 Vallées ski area with over 600 km of slopes. Fully furnished and ready to enjoy, it offers a functional kitchen, cozy living area with sofa beds, a practical bunk room, and a private balcony with mountain views and a private ski locker completes this property.

The residence is ski-in/ski-out, giving you direct access to the slopes and all village amenities within walking distance.

La Tania, nestled between Courchevel and Méribel, is a family-friendly resort with a pedestrian center, lively après-ski, restaurant's, bars and shops and excellent value compared to other parts of Courchevel. Its central location makes it the perfect base to explore the entire 3 Valleys

Easily accessible: Moûtiers station is 20 minutes away, Chambéry airport 1h30, and Geneva/Lyon...

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 28 m<sup>2</sup> apartment is ideally located in the heart of La Tania, part of the world-famous 3 Vallées ski area, which offers more than 600 km of interconnected groomed slopes. The apartment is fully furnished and ready to move in to or rent out, making it a practical and convenient choice for both personal use and investment.

It features a functional kitchen equipped for everyday cooking, a living area with sofa beds, and a bunk room that is perfect for children or additional visitors. A private balcony provides stunning views of the surrounding mountains, while a dedicated ski locker ensures your equipment is stored safely and conveniently.

The residence benefits from a true ski-in/ski-out location, allowing you to step straight onto the slopes from your doorstep. Village amenities—including shops, restaurants, and bars—are all within walking distance, making it easy to enjoy everything La Tania has to offer without needing a car.

La Tania itself is a charming, family-friendly resort situated between Courchevel and Méribel. Its pedestrian center, lively après-ski scene, and range of dining options (Michelin to Pizza and Savoyarde) make it a popular choice for families and skiers seeking a more relaxed atmosphere at a competitive price compared to other areas of Courchevel. Its central location also provides easy access to the wider 3 Vallées ski domain, allowing you to explore a variety of slopes for all levels, from beginners to experts.

Travel to La Tania is straightforward. Moûtiers train station is just 20...

## LOCAL TAXES

**Taxe foncière: 712 EUR**

**Taxe habitation: 539 EUR**

## NOTES