

## Charming Sunny Village House renovated with Garden – 4 bed and garage - Courchevel & 3 Valleys ski area Access



## INFORMATION

Town:	Bozel
Department:	Savoie
Bed:	4
Bath:	3
Floor:	113 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>



## IN BRIEF

In a peaceful and quiet hamlet of Bozel Vallée, a village house with

- 4 bedrooms including 1 south-facing en-suite - 10 to 17 m<sup>2</sup>

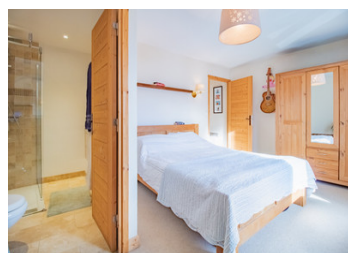
- Kitchen and dining room - 26 m<sup>2</sup>

- Living room with wood-burning stove & south balcony - 17 m<sup>2</sup>

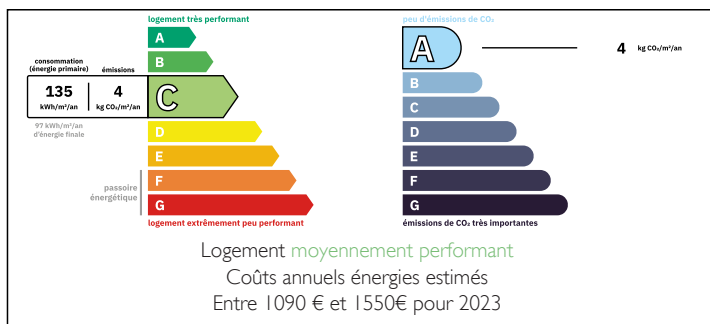
- Approx. 60 m<sup>2</sup> private garden

- Garage with EV charging connection

- Workshop



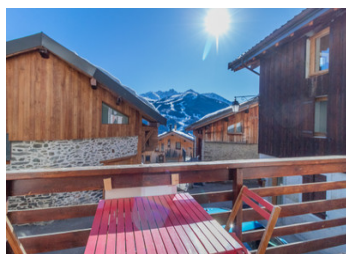
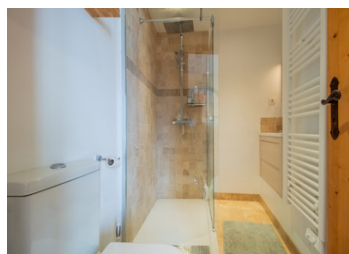
## ENERGY - DPE



Just a few minutes from Bozel and the Courchevel ski shuttles by car, you can enjoy the largest ski area in the world while benefiting from an unspoiled and

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

Set in a peaceful and sunny hamlet on the sunny side of the Bozel Valley, this renovated charming village house combines Alpine character, natural light and practicality across three levels.

Ground floor: entrance with storage, cosy living room of 17 m<sup>2</sup> with wood-burning stove opening onto a south-facing balcony, separate kitchen, dining room of and WC.

First floor: south-facing en-suite bedroom with private shower room and WC, second bedroom with large wardrobe, bathroom with WC.

Second floor: two additional bedrooms (one with balcony) and a shower room with WC.

Outside, a private garden of approximately 60 m<sup>2</sup> offers the perfect space to relax and enjoy the mountain setting.

Additional features include a garage equipped for electric vehicle charging and a workshop.

Bozel is a lively year-round Alpine village with shops, schools and a leisure lake, just minutes from Courchevel and the world-renowned 3 Valleys ski area — the largest interconnected ski domain in the world with over 600 km of pistes.

A rare opportunity, ideal as a main residence or holiday home

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

## LOCAL TAXES

**Taxe foncière: 1047 EUR**

**Taxe habitation: EUR**

## NOTES