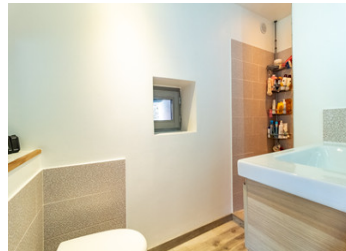


## 4-Bedroom Semi-Detached House with Terrace & Garden in La Perrière - Courchevel 3 Valleys



## INFORMATION

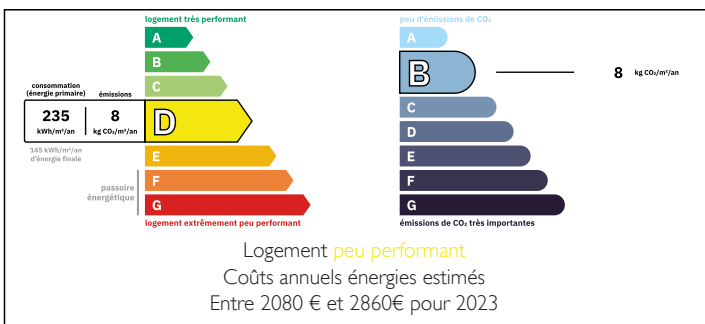
Town:	Courchevel
Department:	Savoie
Bed:	4
Bath:	1
Floor:	136 m <sup>2</sup>
Plot Size:	175 m <sup>2</sup>



## IN BRIEF

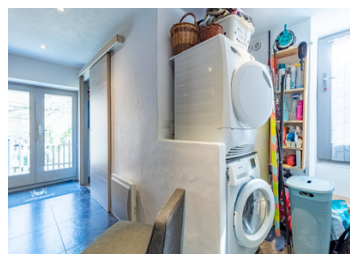
Charming 136 m<sup>2</sup> semi-detached house in La Perrière, peaceful hamlet of Courchevel in the world-famous 3 Valleys ski domain. This family home offers 4 bedrooms, an open-plan kitchen with wood-burning stove, a living room with fireplace, a terrace and private garden. Roof recently renewed and energy class D. Ideally located a short walk from free shuttles to Courchevel Le Praz, near Brides-les-Bains and Moûtiers train station. Perfect main or second home for winter sports and summer mountain activities.

## 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

Discover this beautiful semi-detached house of 136 m<sup>2</sup> living space in La Perrière, a quiet and authentic hamlet of Courchevel, right in the heart of the largest ski area in the world: the 3 Valleys. Perfect for families or mountain lovers, this property combines comfort, functionality and a prime location. The roof has been completely renewed and the property is rated D on the energy performance certificate (estimated annual energy costs between €2,080 and €2,860 for standard use – reference year 2023).

The layout over several levels is extremely well thought-out:

- On the lower ground floor: a practical entrance with closets, laundry room, shower room with WC and a bright open-plan living area. The kitchen opens onto the lounge/dining room with a cosy wood-burning stove and leads directly onto a terrace and private garden – ideal for outdoor meals or relaxing moments.
- On the upper ground floor: two comfortable bedrooms and a large independent living room with fireplace, featuring its own separate entrance for great flexibility (guest room, office or semi-independent space).
- On the 1st floor: a spacious master bedroom with plenty of built-in storage.

The warm, mountain-style interior features high-quality finishes (wood panelling, exposed stone and generous volumes under the roof). The property enjoys a pleasant aspect and has been well maintained.

Exceptional location: just steps from the free shuttles that connect directly to Courchevel Le Pratz and the entire 3 Valleys ski domain (skiing, snowboarding, cross-country skiing). Close to Brides-les-Bains (spa, shops), Moûtiers and the...

## LOCAL TAXES

**Taxe foncière: 597 EUR**

**Taxe habitation: EUR**

## NOTES