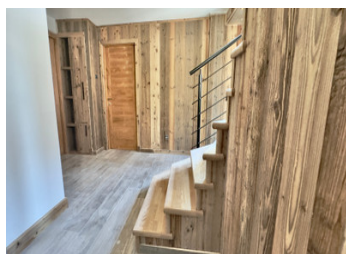


New 2 bedroom 2 bath duplex apartment of 104 m² with storage & garden in Bozel - reduced notary fees



INFORMATION

Town:	Bozel
Department:	Savoie
Bed:	2
Bath:	2
Floor:	106 m2
Outside Space:	17 m2

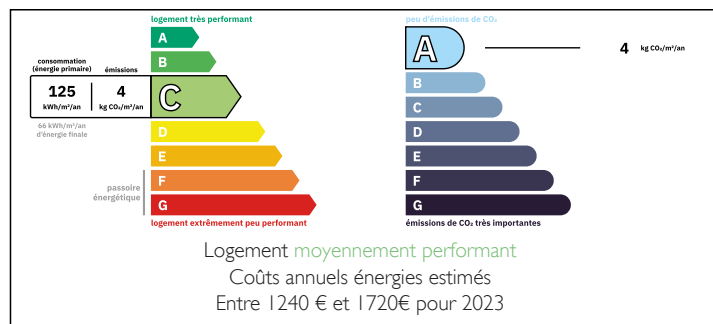


IN BRIEF

An elegant new-build duplex of 112.89 m² surface area, situated in a small residence of just four apartments in the heart of Bozel. Arranged over two levels, it offers two bedrooms, two bathrooms, a spacious open-plan living/dining area with cathedral ceiling and multiple skylights, fully equipped kitchen with on-demand electric hot water, extensive storage, dedicated external 4 m² storage room and exclusive use of a 16.6 m² garden.

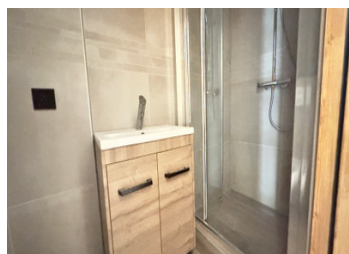
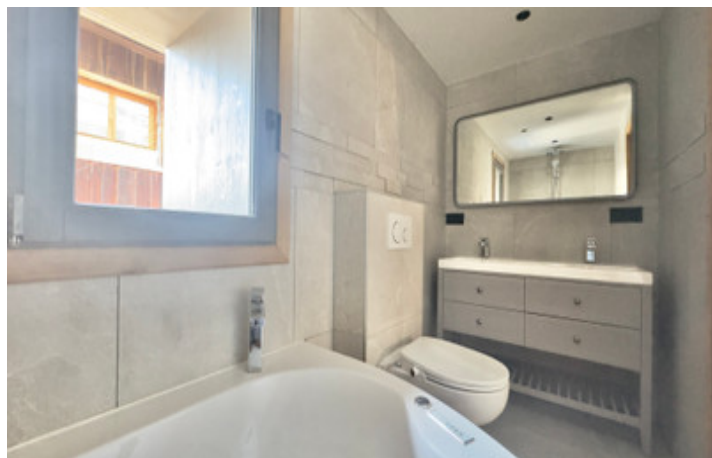
Bozel is a thriving year-round alpine village with shops, restaurants, schools and a beautiful lake and leisure area. Ideally positioned between two world-class ski domains, Courchevel/3 Valleys offers 600 km of pistes, while Champagny provides direct access to the 425 km Paradiski area. The free ski bus reaches Le Praz, Courchevel, in around 15 minutes, while Champagny is just 5.5 km away. With year-round activities and the Vanoise National Park nearby,...

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

Situated in a small and exclusive new residence comprising just four apartments, each benefiting from its own dedicated storage room and exclusive use of a garden area, this beautifully designed duplex offers a rare opportunity to acquire a high-quality property in the very centre of Bozel.

Completed in 2026, the apartment provides 112.89 m² of internal accommodation arranged over two levels, together with ample additional storage space beneath the eaves.

The apartment has two independent entrances, accessed via an exterior staircase on the west side of the building and via the garden level on the east side.

LOWER LEVEL

The entrance opens into a spacious hallway with practical built-in storage beneath the internal staircase.

The first double bedroom benefits from an east-facing window and fitted wardrobes. A separate shower room on this level is equipped with a shower, washbasin, Japanese-style WC with bidet spray and heated towel rail.

The principal bedroom also benefits from fitted wardrobes and an east-facing window. Its ensuite bathroom provides a particularly comfortable space, featuring a corner spa bath, rain shower, double washbasins, Japanese-style WC with bidet spray and heated towel rail. A west-facing window provides additional natural light.

One of the particularly practical features of this apartment is a large walk-through ancillary room. Extending across the apartment, this versatile area provides substantial additional space for skis, boots, bicycles, sports equipment, coats and general household storage.

It can be accessed directly from the apartment or by

NOTES