

LEGGETT • PRESTIGE

LUXURY PROPERTY AND REAL ESTATE IN FRANCE

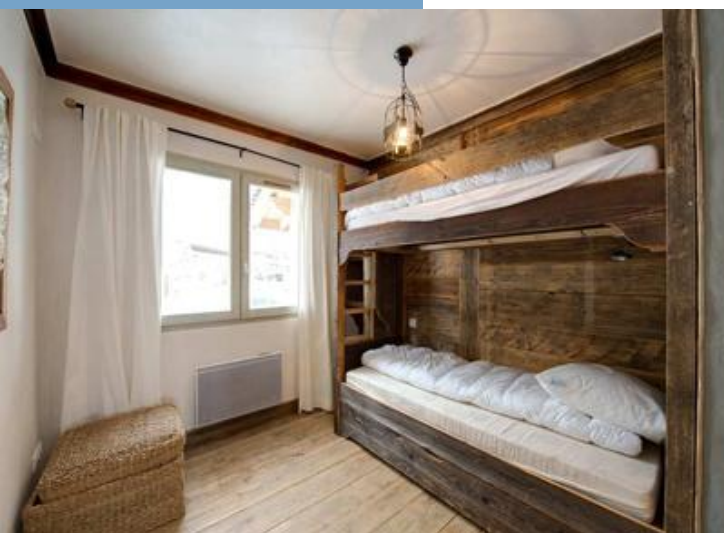


FOR SALE: TWO BEDROOM APARTMENT 48 M² IN
A NICE RESIDENTIAL AREA IN COURCHEVEL 1850.

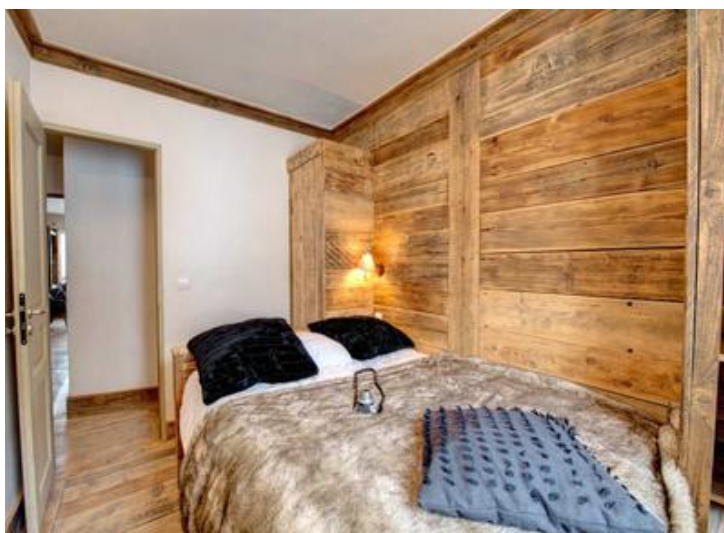
FOR SALE: TWO
BEDROOM APARTMENT 48
M² IN A NICE RESIDENTIAL
AREA IN COURCHEVEL
1850.

DESCRIPTION

Beautiful fully renovated apartment with a magnificent living area, lovely large balcony with unobstructed views of the valley and Vanoise mountain range. A small fully equipped kitchen area with breakfast bar open to the dining and living area. One double bedroom with small closet & shelves. One bedroom with bunk beds & ensuite washbasin & shower. Separate bathroom with wash basin, WC, and shower. Another separate WC with washbasin. The property comes with a private storage room. There is public parking outside of the apartment building and the access to and from the ski piste is directly across the road, less than 50 meters away !! charges co-pro | 600€ taxe Fonciere | 234€ Taxe habitation 988€ All shops, restaurants & commerce are within walking distance.



PROPERTY FACT FILE	
REFERENCE	P846MJF
PRICE	€ 840,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	2
BATHROOM	2
ACCOMODATION	48 m ²
LAND	0 m ²
TOWN	Courchevel
DEPARTMENT	Savoie
LOCATION	0-2KM to amenities
TYPE	Holiday Home, ,
CONDITION	Excellent condition, ,
FEATURES	Double glazing, High speed internet, Mountain view
<small>*Price based on current exchange rate which is subject to change</small>	



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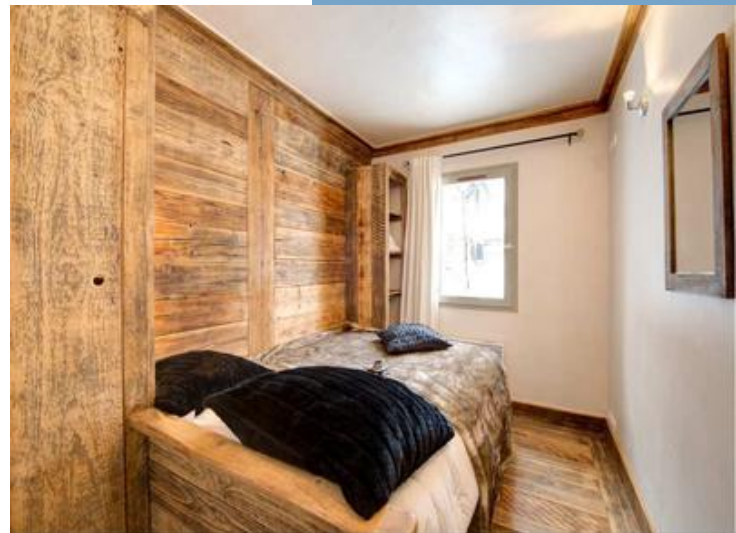
Courchevel, located in the Tarentaise Valley in Savoie, is spread over five levels according to altitude: Saint Bon, Le Praz (1300 m), Courchevel village (1550 m), Courchevel Moriond (1650 m), Courchevel (1850 m) plus 14 little mountain hamlets nestled in the area. You are in one of the world's largest and one of the most prestigious ski areas with 600 km of ski slopes and 180 ski lifts. 13% are green trails, 39% blue, 38% red and 10% black runs.

The ski slopes of the 3 Valleys lie between 1300 m and 3230 m above sea level and 85% of the ski area is above 1800m. There are 25 mountain peaks accessible by the ski lift infrastructure including 10 peaks over 2500m and 4 equipped glaciers. There is guaranteed snow throughout the 3 Valleys.

We can count on the creation of artificial snow from the 2,100 snow cannons that equip 50% of the skiing area. 85 % of the slopes are above 1800 m, which allows the 3 Valleys optimal snow conditions from early December to late April. Courchevel 1850 has a nine-hole golf course and a beautiful aquatic center (equipped with wave surfing) located off the main road between Courchevel village and Moriond.

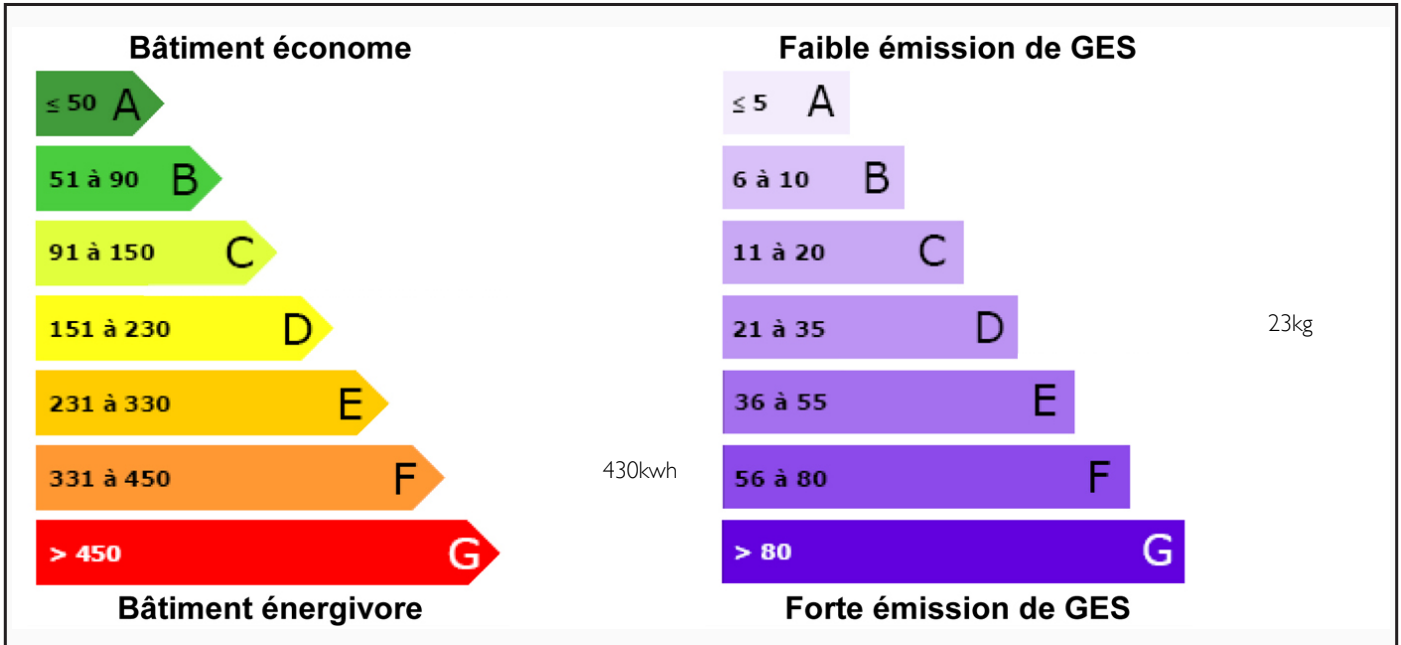
The Courchevel area is famous for luxury with 7 Michelin-starred restaurants, 32 hotel spas and stunning chalets and of course its incomparable atmosphere. Courchevel 1850 also has its own small craft airport. All lovers of winter sports will find something to please them: the beautiful tracks of cross-country skiing, the 2 km sled run, the beautiful ice skating rink, the Olympic ski jump in Courchevel le Praz ... many sensations and discoveries to be had.

This is the perfect place to invest if you are interested in ski properties



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APARTMENT 48 M² IN A NICE
RESIDENTIAL AREA IN
COURCHEVEL 1850.

ENERGY-DPE



IMPORTANT-NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

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