

PANORAMIC VIEWS FACING SOUTH, 5 BEDROOMS, MINUTES FROM COURCHEVEL - 3 VALLÉES SKI AREA. RENTAL POTENTIAL

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PROPERTY FACT FILE

REFERENCE	A40946SLE73
PRICE	€ 999,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	1
ACCOMMODATION	199 m²
LAND	535 m²
TOWN	Montagny
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Mains drainage, Garage, Private parking

*Price based on current exchange rate which is subject to change





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- South facing house and terraces
- Sunset views - year round sun
- Peaceful village
- Hiking/skiing access
-

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Perched on the sunny side of the Bozel valley, this south-facing chalet enjoys breathtaking panoramic views towards Courchevel and the Dent du Villard.
It offers 5 bedrooms, a 52 m² living room-kitchen with balcony and terraces, double garage and 3 outdoor parking spaces.



DESCRIPTION

Located in a quiet and sought-after area, this recent and perfectly maintained house, facing south, enjoys remarkable sunshine and an exceptional panoramic view of Courchevel, the Bozel valley and the Dent du Villard.

Built on a plot of approximately 535 m², it offers comfortable volumes, a functional layout and great potential for development, particularly thanks to its lower level, which could be converted into separate accommodation.



Ground floor

The entrance hall leads to a large 52 m² living area comprising a lounge, living room and open-plan kitchen. This space, bathed in light thanks to its large windows, opens onto a south-facing balcony and west and east-facing terraces, ideal for enjoying the outdoors at any time of day.

A WC with washbasin completes this level.
A 45 m² double garage and two outdoor parking spaces ensure optimal parking convenience.

First floor

The sleeping area consists of three spacious bedrooms of approximately 14, 17 and 19 m², two of which have access to the south-facing balcony, offering unobstructed views.
A bathroom with a family shower and a separate wall-mounted WC complete this floor.



Lower level – separate access

This level is a real asset to the property. It comprises two large bedrooms of 19 and 21 m², opening onto the garden and a covered terrace, as well as an additional 12 m² room equipped with underfloor heating.

Thanks to its existing separate access, this space allows for the

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A40946SLE73

COMPLETE FILE AND PHOTO ON REQUEST

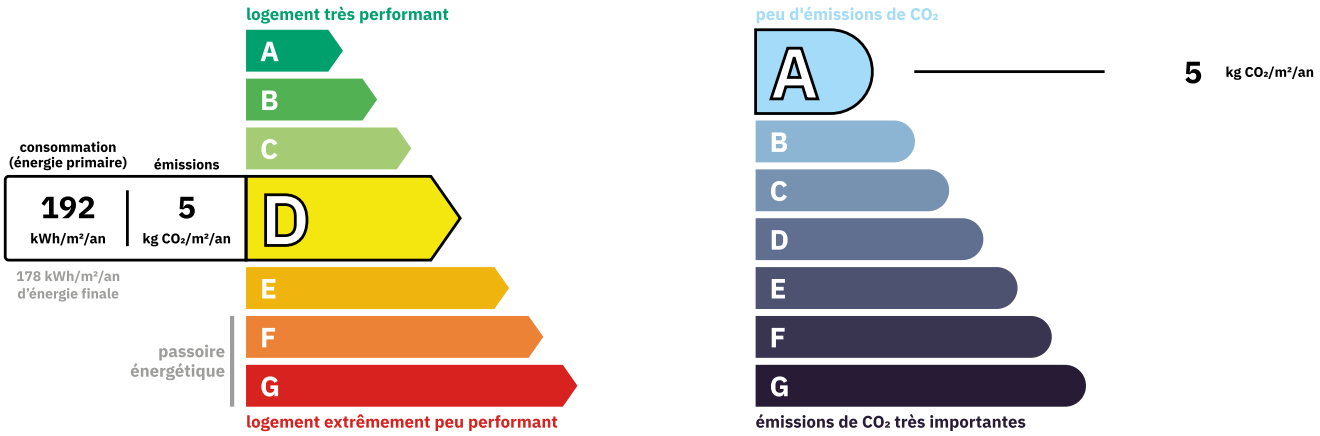
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 1750 € and 2440€ for 2023

NOTICE

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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.

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CONTACT

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