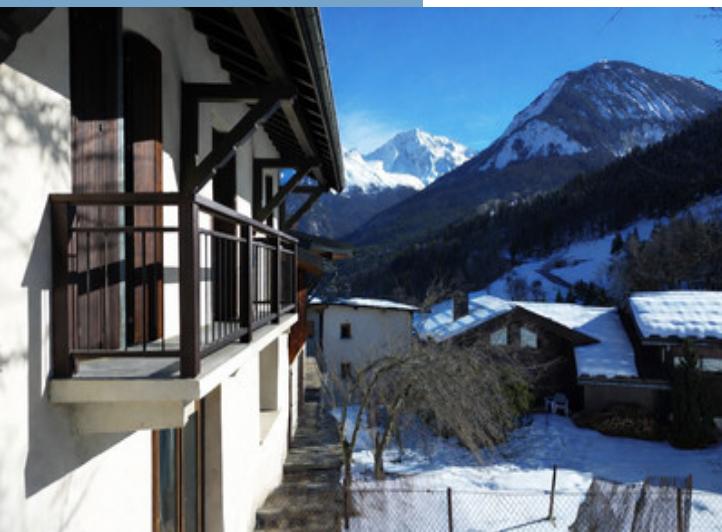




4 BEDROOM HOUSE AND STUDIO PLUS SUNNY  
GARDEN, TERRACE AND FANTASTIC VIEWS IN ST  
BON, COURCHEVEL, 3 VALLEYS

4 BEDROOM HOUSE AND STUDIO PLUS SUNNY GARDEN, TERRACE AND FANTASTIC VIEWS IN ST BON, COURCHEVEL, 3 V...



## PROPERTY FACT FILE

REFERENCE	A41129SM73
PRICE	€ 995,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	2
ACCOMMODATION	171 m <sup>2</sup>
LAND	188 m <sup>2</sup>
TOWN	Courchevel
DEPARTMENT	
LOCATION	Resort property
TYPE	Maison, Family Home
CONDITION	Habitable, Good condition
FEATURES	Close to ski resort, Less than 15 mins to ski

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



- 4 bedroom house, plus studio
- St Bon, Courchevel
- Garden and terrace, South, South East facing
- Modern, large kitchen
- Close to ski lifts and piste to village

4 BEDROOM HOUSE AND STUDIO PLUS SUNNY GARDEN, TERRACE AND FANTASTIC VIEWS IN ST BON, COURCHEVEL, 3 V...

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This rare find in the sought-after village of St Bon, Courchevel, comprises a main house and an independent studio. The main house features an entrance cloakroom leading into a spacious 53m<sup>2</sup> open-plan living area, combining dining and sitting spaces with a fully equipped kitchen offering ample storage. The sitting

## DESCRIPTION

This rare find, in the sought-after village of St Bon, Courchevel, comprises a main house (135 m<sup>2</sup> total space) and an independent studio with storage (60 m<sup>2</sup> total space), offering excellent flexibility for personal use or rental.

The main house features an entrance cloakroom leading into a spacious 53 m<sup>2</sup> open-plan living area, combining dining and sitting spaces with a fully equipped kitchen offering ample storage. The sitting area opens through double doors onto a south-east facing terrace and an additional south-facing garden, providing abundant natural light and beautiful views of the garden and surrounding mountains. A visitor WC and a separate laundry room are accessed from the hallway, along with stairs leading to the first floor.

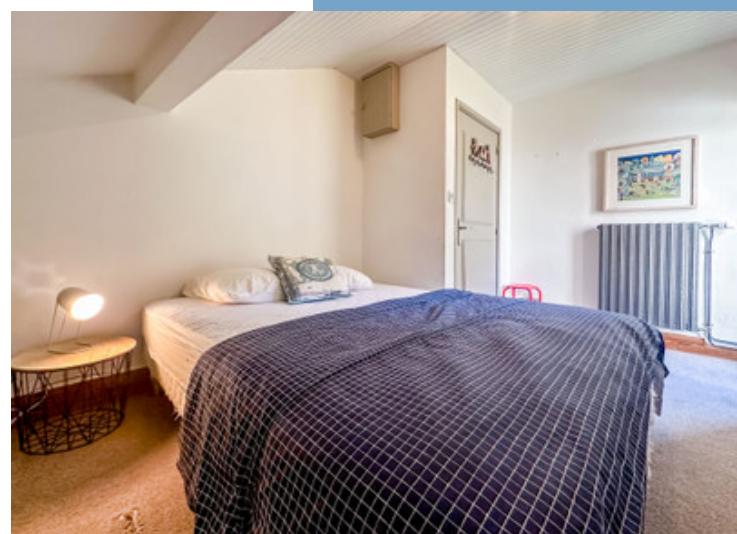
Upstairs, a landing with a seating area leads to 4 bedrooms (12 m<sup>2</sup>, 12 m<sup>2</sup>, 12 m<sup>2</sup> and 17 m<sup>2</sup>) 3 with balconies, a bath and shower room with WC, and an additional separate WC.

The independent entrance gives access to a large entrance area with a storage room, as well as a 35 m<sup>2</sup> studio complete with a separate WC and shower room.

Located in the charming village of St Bon, the property enjoys quick and easy access to Courchevel: just 2 minutes by car or free shuttle to the lifts of Le Praz, with a ski piste returning directly to the village. St Bon offers practical year-round amenities including a village shop, a ski shop, and a pizzeria.

There are also plans for a new lift coming from Bozel, with a stop in St Bon before continuing up ...

More Online :  
<https://leggett prestige.com/luxury-property-for-sale/view/A41129SM73>  
COMPLETE FILE AND PHOTO ON REQUEST

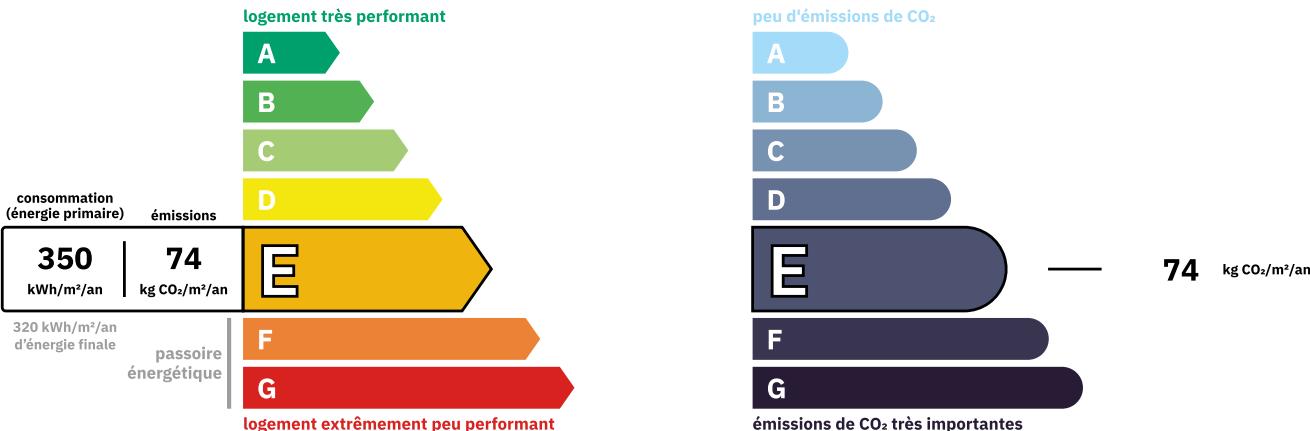


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## ENERGIE-DPE

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



Property Energy consuming  
Estimated annual energy costs  
between 5910 € and 8080€ for 2021

## NOTICE

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

I: Quoted prices are subject to fluctuations in exchange rates. 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.

## CONTACT

Réf :A41129SM73

FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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