

RARE & Exclusive a 168m2 beautiful 3 bedroom village house in this sought after village of Le Praz, Courchevel

EXCLUSIVE



INFORMATION

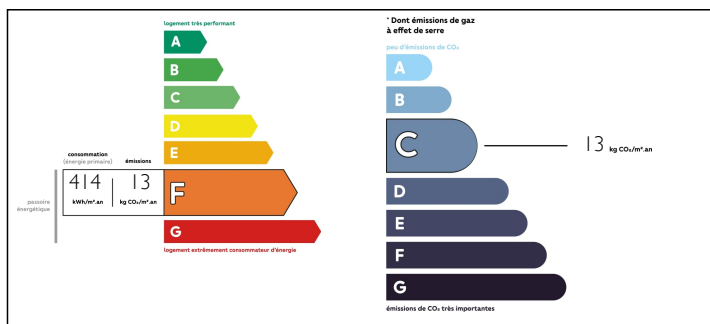
Town:	Courchevel
Department:	Savoie
Bed:	3
Bath:	3
Floor:	109 m2
Plot Size:	0 m2



IN BRIEF

This fantastic 168m2 property is incredibly rare to the market and exclusive to Leggett Immobilier. This authentic village house in the centre of this beautiful village of Le Praz, Courchevel comprises: -Ground floor: A reception room and entrance to a cellar and an ensuite double bedroom with fireplace -First floor: twin ensuite bedroom, separate WC, ensuite double bedroom with WC and balcony -second floor: beautiful living area with exposed beams in the kitchen, living and dining areas. An open fire, balcony and stunning views complete this fantastic area. A ski room, laundry room and storage space are accessed by an independent entry. This house was converted to this home from a well known restaurant in 2010 and retains many original features with fireplaces, exposed beams, beautiful stonework and inglenooks to give a truly special atmosphere. The village itself is hugely sought after and this property in the centre of the village is very close...

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

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- Ground floor: A reception room and entrance to a cellar and an ensuite double bedroom with fireplace
- First floor: twin ensuite bedroom, separate WC, ensuite double bedroom with WC and balcony
- second floor: beautiful living area with exposed beams in the kitchen, living and dining areas. An open fire, balcony and stunning views complete this fantastic area.

A ski room, laundry room and storage space are accessed by an independent entry.

*Total size 168m², comprising: 109m² surface habitable, 32m² under 1.8m and 27m² of cellar and ski room, laundry)

NOTES

This house was converted to this home from a well known restaurant in 2010 and retains many original features with fireplaces, exposed beams, beautiful stonework and inglenooks to give a truly special atmosphere.

There is potential to raise the roof increasing the habitable space, and possibly creating a 4th bedroom.

The village itself is hugely sought after, and this property, nestled in the centre of the village, is very close to the ski lifts to Courchevel 1850, or off into the vast 3 valley ski area. There are cross country ski tracks in the village aswell as the Olympics ski jumps. Recognised for its great selection of restaurants this village also has a selection of shops including ski shops, newsagents, butcher, bakery and speciality food shops.

In summer, the...