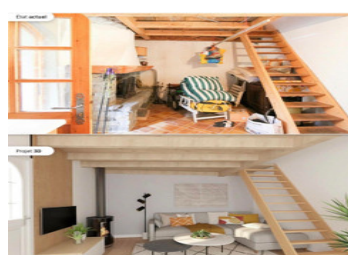


**EXCLUSIVE, 2 bedroom house, land plus an authentic watermill in a unique hamlet in Courchevel, 3 valleys**



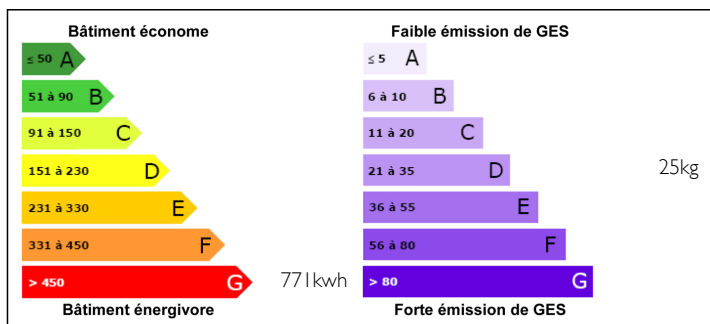
## INFORMATION

Town:	Courchevel
Department:	Savoie
Bed:	2
Bath:	1
Floor:	45 m2
Plot Size:	125 m2

## IN BRIEF

This really is a unique property in Courchevel, comprising a 2 bedrooomed house, with a plot of land joining the house to the second building, an old watermill at the entrance to this charming mountain hamlet. It is almost like stepping back in time whilst being only minutes from the largest ski area in the world, the 3 Valleys. -Ground floor living space with an open fireplace and a kitchen including hob, dishwasher and fridge. -First floor bedroom with WC and hand basin -Second floor bedroom with south facing balcony, plus bathroom -Small attic space -Cellar -Parcel of land -The separate, beautiful, authentic water mill is not habitable but can be used as storage and is the chance to own a little bit of history Free communal village parking Villafrou is just 5 minutes drive from Le Praz, Courchevel which has shops, bars, restaurants, a swimming lake in summer and a choice of ski lifts up to the...

## 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.



## LOCAL TAXES

**Taxe foncière: 139 EUR**

## NOTES

## DESCRIPTION

The charming, authentic hamlet of Villafrou is a 17th century village in Courchevel, 3 valleys. It has a fascinating history and a quaint village church and watermill next to the stream running alongside. This really is a picture postcard village in both summer and winter and forest trails allow for walks in all directions or snowshoe walks in winter.

Just 5 minutes in the car brings you to the village of le Praz which has 3 ski lifts reaching different areas of the Courchevel and allowing easy access to the whole of the 3 valleys ski area.

Included in the sale is a 2 bedroomed original village house, the old watermill and a plot of land joining the two buildings.

The house comprises -

- Ground floor living space with an open fire and a kitchen including hob, dishwasher and fridge.
- First floor bedroom with WC and sink
- Second floor bedroom with south facing balcony, plus bathroom
- Small attic space
- Cellar
- Parcel of land

-The separate, beautiful, authentic water mill is non habitable but can be used as storage and is the chance to own a little bit of history

Courchevel is part of the 3 valleys, the largest ski area in the world. This village is indeed a special place.

\*Virtual visit available

\* more information available 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>