LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A05337 Price: 756 000 EUR

agency fees to be paid by the seller

3 bedroom 90m2 village house in St Bon, Courchevel with garden, views and easy access to ski, 3 Valleys















INFORMATION

Town:	Courchevel
Department:	Savoie
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	226 m2

IN BRIEF

This 3 bedroomed 90m2 (63 loi carrez) village house in St Bon, Courchevel has a good size garden and the possibility of creating private parking.

It is in a quiet spot with afternoon and evening sun and panoramic views in all directions.

The property comprises :

-private entry through the garden

-Steps up to the front door and cloak room

-This 1st floor has large windows and fantastic views and is an open plan living space with large dining table and seating area plus kitchen

-WC

-Upstairs leads to a bedroom and an additional storage area in the eves.

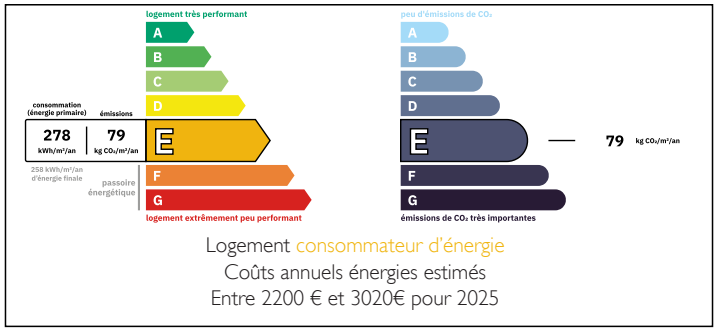
-On the ground floor are 2 double bedrooms, a shower room and a laundry / storage room plus WC

The garden has a useful shed for storing sports, gardening equipment and a 2nd building for the technical component of the heating system.

St Bon is the Chef lieu of Courchevel, the main original village, it has the local Town Hall, a supermarket, ski shop and pizza restaurant

Easy access to skiing and return on skis direct to the village...

ENERGY - DPE



Logement consommateur d'énergie

Coûts annuels énergies estimés

Entre 2200 € et 3020€ pour 2025

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.

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LOCAL TAXES

Taxe foncière:	**680 EUR**

NOTES

DESCRIPTION

This very pretty 90m2 (63m2 loi carrez) 3 bedroomed property in Courchevel, 3 Valleys has a good amount of land (a rarity in these villages) making it a great property for year round living, as well as holidays.

The property is in a quiet, private position on the edge of the village and comprises of-
- private entry through the garden
- Steps up to the front door and cloak room
- This first floor is a large, open plan kitchen and living space with dining table and fantastic mountain views
- a WC
- up stairs leads to a bedroom and an additional storage area in the eves.
- down on the ground floor are 2 double bedrooms (possible to create a door directly out into the garden) , a shower room and a laundry / storage room
- a WC

The garden has a lawn, plus a good size vegetable plot., and a terrace area for outside dining and sunset aperos. There is a useful shed for storing sports and gardening equipment and an out building for the technical component of the fuel heating system.

There is the possibility of creating your own private parking (formal application needed to the Mairie), at present there is nearby free public parking

The property is ready to move into but also has plenty of scope for alterations and improvements.

St Bon is the Chef lieu of Courchevel, the main original village, it has the local Town Hall, a supermarket, ski shop and pizza restaurant.
Easy access to skiing and return on skis direct via a pisted red run (snow conditions permitting) to the...