LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A16277 Price: 12 500 000 EUR

agency fees to be paid by the seller

Exclusive 6 bedroom independent chalet, great views, private parking, close to the ski piste, Courchevel 1850















INFORMATION

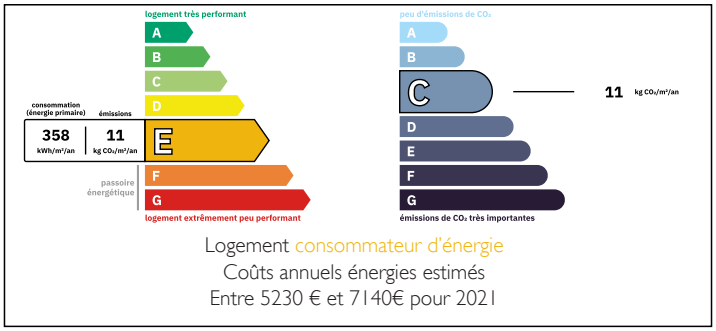
Town:	Courchevel
Department:	Savoie
Bed:	6
Bath:	6
Floor:	270 m2
Plot Size:	408 m2

IN BRIEF

This authentic alpine chalet was built in 2002 -- it has exceptional rental potential. Spread across 5 levels, it features 6 ensuite bedrooms, including a generous master suite with whirlpool bath, walk-in Italian shower, separate dressing and dual balconies. The living area welcome you with a wonderful 3-side open fireplace and there is a semi-professional kitchen. The spa-level wellness offers amenities including a sauna, hammam, steam room, jacuzzi, and a cinema lounge.

The chalet is fully functional and ready to enjoy, offering the flexibility to use it yourself, rent it as-is, or explore its potential to modernise, extend, or renovate. Located in a high-demand mountain setting just 77 metres from the nearest ski piste, this chalet also features an elevator and ski room, and outdoor parking making it a rare opportunity in this sought-after resort location.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5230 € et 7140€ pour 2021

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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NOTES

DESCRIPTION

Layout:

Level -1;
Spa equipped with a sauna area (3,65 m²), steam-room area (5.23 m²), jacuzzi area (11.63 m²).
Separate WC (0,9 m²).
Small Hammam area (1,63 m²).
Relaxation area with home cinema (28.69 m²).
Spacious ski room with built-in open sheves (3.77 m²), direct access to outdoors.
Separate boot room (4.25 m²) with heated boot warmers, built-in helmet shelves & storage.
Laundry/utility room (3.9 m²).
Storage room (4.38 m²).
Elevator/Lift technical room (1.18 m²).

Level 0;
Formal entrance hallway (14,96 m²) with independent WC (1.13 m²), separate washbasin area (1,39 m²), and an elevator that services every level.
1st bedroom (8,81 m²) - Full ensuite bathroom with shower, single sink & WC (3,09 m²).
2nd bedroom (8.55 m²) - Full ensuite bathroom with shower & single sink (4,17 m²), WC (1,23 m²), plus separate dressing room (3,22 m²).
3rd bedroom (8,59 m²) - Full ensuite bathroom (2.72 m²) with shower, single sink & WC.
4th bedroom (9.11 m²) - Full ensuite bathroom (3.16 m²) with bathtub & shower, double sink & WC.

Level 1;
Living area (15.37 m²).
Balcony (29.17 m²).
Independent WC.
5th bedroom (18.38 m²) - Master bedroom with balcony, walk-in dressing (1,95 m²), ensuite bathroom (7,49 m²) with Whirlpool bathtub, separate shower with body jets, double sink & separate WC (1,48 m²), two balconies (1st 3.55 m² & 2nd 3.81 m²).
6th bedroom (8,46 m²) - Full ensuite bathroom