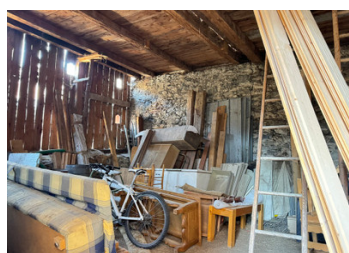


For sale: Magnificent barn & house with private parking in Courchevel in need of complete renovation

EXCLUSIVE



ENERGY - DPE

DPE not required.

## INFORMATION

|             |            |
|-------------|------------|
| Town:       | Courchevel |
| Department: | Savoie     |
| Bed:        | 0          |
| Bath:       | 0          |
| Floor:      | 279 m2     |
| Plot Size:  | 112 m2     |

## IN BRIEF

This wonderful property is close to a charming little baroque Renaissance chapel in a small traditional Savoyard mountain hamlet nestled in the domain of Courchevel, which is the jewel of the 3 Valleys ski resort.

Ideally situated between the 3 Valleys ski resort & the Paradiski area, offering approximately 1000 km of well-maintained ski pistes, the hamlet also has the advantage of its proximity to the ever-popular village of Bozel with its beautiful lake for summer swimming & paddle boarding.

The surface area of the plot is 112 m<sup>2</sup>.

The total gross floor area of both cellars is 107 m<sup>2</sup>.

On the east side of the property, there is approximately 7 m<sup>2</sup> of land running along the length of the house directly under the eaves of the roof.

The total gross floor area of the house & barn,...

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

The property consists of an old semi-detached house in poor condition spread over two levels & in need of complete renovation. There is a vaulted stone cellar underneath & an attic in poor condition above. Both are already hooked up to electricity.

Attached to the house is a beautiful huge open stone barn laid out over 3 levels with another vaulted cellar below hooked up to electricity.

Connection for all utilities (water, electrics, & drainage) are in immediate proximity allowing easy hook up.

The property includes a plot of land to create up to 3 parking places within 70 meters of the house & barn.

Planning permission was previously granted to convert both the barn and the house in to 3 separate apartments allowing you to have your own place to come and go as you please while renting the other two apartments out for holiday lets or long-term rental.

This is a wonderful opportunity to create your dream home & put your own stamp on the property as you are starting with a blank canvas with lots of volume for creativity.

\* Please note that all measurements and distances given are approximative

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

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## LOCAL TAXES

Taxe foncière: 2227 EUR

## NOTES