

168m2 beautiful 3 bedroom village house (potential for 4) in this sought after village of Le Praz, Courchevel,

EXCLUSIVE



## INFORMATION

Town:	Courchevel
Department:	Savoie
Bed:	3
Bath:	3
Floor:	125 m2
Plot Size:	7 m2

## IN BRIEF

This fantastic 168m2 attractive property is an authentic village house, retaining many original features in the centre of this beautiful village of Le Praz, Courchevel and comprises:

-Level -1 Cellar

-Ground floor: A generous reception room and an ensuite double bedroom with fireplace

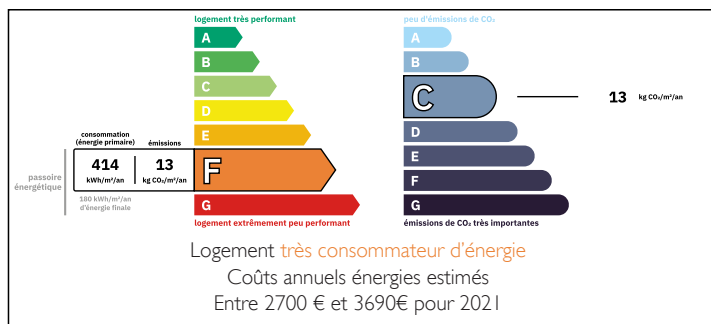
-First floor: twin ensuite bedroom, separate WC, ensuite double bedroom with WC and balcony

-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.

-Ski room, laundry room and storage space accessed by an independent entrance

This chalet retains many original features with fireplaces, exposed beams, beautiful stonework and inglenooks to give a truly special atmosphere, but there remain opportunities to increase bedrooms and size ...

## ENERGY - DPE



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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

This fantastic 168m<sup>3</sup> 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:

- Level -1: A cellar (11m<sup>2</sup>)
- Ground floor: A reception room (18.88m<sup>2</sup>) and an ensuite double bedroom with fireplace (26m<sup>2</sup>)
- First floor: twin ensuite bedroom (15.6m<sup>2</sup>), separate WC, (2.09m<sup>2</sup>) ensuite double bedroom with WC (15.23m<sup>2</sup>) and balcony
- second floor: beautiful living area with exposed beams in the kitchen, living and dining areas. (53.81m<sup>2</sup>). An open fire, balcony and stunning views complete this fantastic area.

A ski room, laundry room and storage space (16.5m<sup>2</sup>) are accessed by an independent entry.

\*Total size 168m<sup>2</sup>, comprising: 125m<sup>2</sup> surface habitable, 32m<sup>2</sup> under 1.8m and 11m<sup>2</sup> of cellar

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 a separate possibility to create 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...

## LOCAL TAXES

Taxe foncière: 1945 EUR

Taxe habitation: 1360 EUR

## NOTES