

Charming 4 bedroom chalet (146m2) with garage, terrace, garden and views near skiing in Courchevel, 3 valleys



INFORMATION

Town:	Courchevel
Department:	Savoie
Bed:	4
Bath:	2
Floor:	146 m2
Plot Size:	309 m2

IN BRIEF

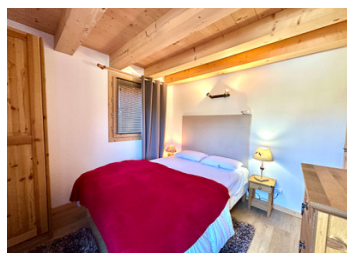
This 4-bedroom chalet of 146 m² total (91 m² habitable), near Le Praz, Courchevel, has been fully rebuilt on the east side, while the west side retains the charm and character of the original chalet.

The lower ground level features a large garage, a laundry and storage space. The upper ground floor comprises an entrance with WC, leading to a kitchen-diner with a wood-burning stove and a cosy sitting room. The sitting room opens via large patio doors onto a south-facing terrace and orchard-style garden.

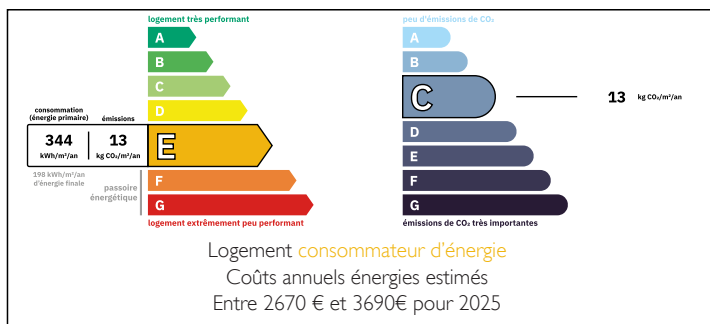
Upstairs, there are 2 new bedrooms sharing a modern shower room with WC. A 3rd family room on this level could potentially be divided into 2 bedrooms if more sleeping space is required.

The top floor houses a master suite with an en-suite shower room, while the attic above the family room offers further development potential.

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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: 804 EUR

NOTES

DESCRIPTION

This 4-bedroom chalet of 146 m² (91 m² habitable) near Le Praz, Courchevel, has been fully rebuilt on the east side, while the west side retains the charm and character of the original chalet. This gives the property an interesting combination of a substantial newly rebuilt section alongside the more traditional Alpine feel of the original building.

The lower ground level features a large garage for one car (25 m²), a laundry room and storage space. The upper ground floor comprises an entrance with WC, leading to a kitchen-diner (19 m²) with a wood-burning stove and a cosy sitting room (20 m²). The sitting room opens via large patio doors onto a south-facing terrace and orchard-style garden, with lovely mountain views.

Upstairs, there are two new bedrooms sharing a modern shower room with WC. A third family room (19 m²) on this level could potentially be divided into two bedrooms if more sleeping space is required.

The top floor houses a master suite (15 m²) with an en-suite shower room, while the attic above the family room offers further development potential.

An adjoining workshop/storage area provides useful additional space and could also potentially be developed and incorporated into the main property, subject to the necessary permissions. Together with the attic space and the possibility of reconfiguring the family room, this gives the chalet interesting potential to evolve with a new owner's requirements.

Located in Le Freney, one of Courchevel's original villages, the chalet enjoys a peaceful setting while remaining just...