

Panoramic views facing South, 5 bedrooms, minutes from Courchevel - 3 Vallées ski area. Rental potential



## INFORMATION

Town:	Montagny
Department:	Savoie
Bed:	5
Bath:	1
Floor:	199 m <sup>2</sup>
Plot Size:	535 m <sup>2</sup>

## IN BRIEF

Perched on the sunny side of the Bozel valley, this south-facing chalet enjoys breathtaking panoramic views towards Courchevel and the Dent du Villard. It offers 5 bedrooms, a 52 m<sup>2</sup> living room-kitchen with balcony and terraces, double garage and 2 outdoor parking spaces.

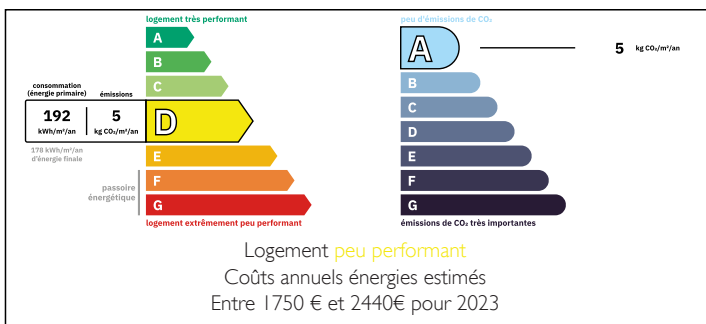
Thanks to its independent lower level with separate access, the property could easily be converted into a self-contained apartment, offering excellent rental income potential."

Land of approximately 535 m<sup>2</sup>, wood and electric heating, thermodynamic water heater, energy rating D boarding on C.

Just minutes from Courchevel and the 3 Vallées ski area.

A functional and sunny family home, ideal as a primary residence, second home or rental investment.

## 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

Located in a quiet and sought-after area, this recent and perfectly maintained house, facing south, enjoys remarkable sunshine and an exceptional panoramic view of Courchevel, the Bozel valley and the Dent du Villard.

Built on a plot of approximately 535 m<sup>2</sup>, it offers comfortable volumes, a functional layout and great potential for development, particularly thanks to its lower level, which could be converted into separate accommodation.

### Ground floor

The entrance hall leads to a large 52 m<sup>2</sup> living area comprising a lounge, living room and open-plan kitchen. This space, bathed in light thanks to its large windows, opens onto a south-facing balcony and west and east-facing terraces, ideal for enjoying the outdoors at any time of day.

A WC with washbasin completes this level. A 45 m<sup>2</sup> double garage and two outdoor parking spaces ensure optimal parking convenience.

### First floor

The sleeping area consists of three spacious bedrooms of approximately 14, 17 and 19 m<sup>2</sup>, two of which have access to the south-facing balcony, offering unobstructed views.

A bathroom with a family shower and a separate wall-mounted WC complete this floor.

### Lower level – separate access

This level is a real asset to the property. It comprises two large bedrooms of 19 and 21 m<sup>2</sup>, opening onto the garden and a covered terrace, as well as an additional 12 m<sup>2</sup> room equipped with underfloor heating.

Thanks to its existing separate access, this space

## LOCAL TAXES

Taxe habitation: **1810 EUR**

## NOTES