LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41096SLE73 Price: 787 500 EUR

agency fees to be paid by the seller

Elegant renovated chalet-style home in Bozel– 4 bedrooms, terrace, garage, near Courchevel, 3 Vallées ski area

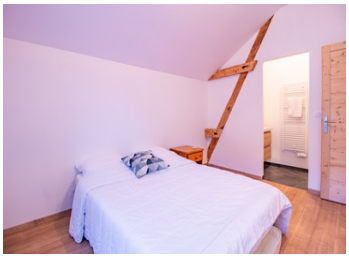


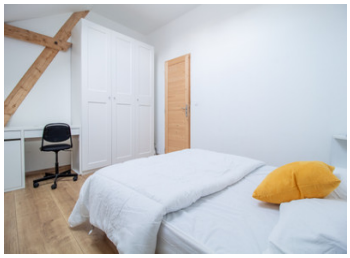












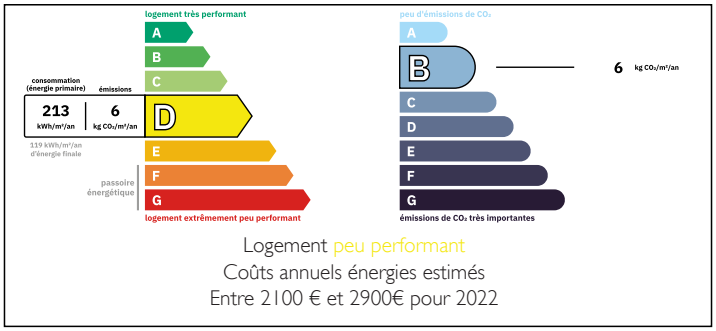
INFORMATION

Town:	Bozel
Department:	Savoie
Bed:	4
Bath:	1
Floor:	126 m2
Plot Size:	27 m2

IN BRIEF

In the heart of Bozel, just moments from the ski shuttles linking to Courchevel and the world-renowned 3 Valleys ski area, this beautifully renovated property (2021) perfectly combines Alpine charm with modern comfort. Built over a spacious 120 m² lower level with a large garage, workshop and storage areas, it offers approximately 120 m² of bright, elegant living space upstairs. The impressive 48 m² open-plan living area features exposed beams, skylights and seamless access to a superb 27 m² south-facing terrace, ideal for soaking in the mountain sun. The home includes four double bedrooms, one with a private en-suite shower room, a second refined bathroom, and a functional laundry room. High-quality finishes, a pellet stove, a wood-burning stove and electric heating ensure year-round comfort. Shops, schools and amenities are within walking distance — a true Alpine haven in one of Savoie's most sought-after villages.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2100 € et 2900€ pour 2022

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière:	**1691 EUR**

NOTES

DESCRIPTION

Ideally situated in the charming village of Bozel, this property enjoys exceptional proximity to:

Free shuttle services to Courchevel and the 3 Valleys ski domain (the largest in the world)

Local shops, restaurants, schools, and services within walking distance

A peaceful, authentic setting — perfect for year-round living or as a luxury mountain retreat

Ground Floor (approx. 120 m²)
Spacious garage: 74 m²
Workshop: 20.26 m²
Entrance hall: 1.16 m²
Additional annex/storage: 36.92 m²
First Floor (approx. 120 m² of living space)
Bright open-plan living area (48.16 m²) with exposed beams and access to a south-facing terrace
Four generous double bedrooms (11–12 m² each), including a master suite with private shower room
Second elegant shower room (6.89 m²)
Laundry/utility room (10.74 m²)
Sun-drenched terrace (27 m²) with unobstructed views

Features & Comfort
Heating: pellet stove, wood stove, and electric radiators
Garage, cellar

Full southern exposure

Fully renovated in 2021

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

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