

Individual chalet to renovate – 135 m – SOUTH-facing – Courchevel, 3 Valleys ski area – Exceptional potential



## INFORMATION

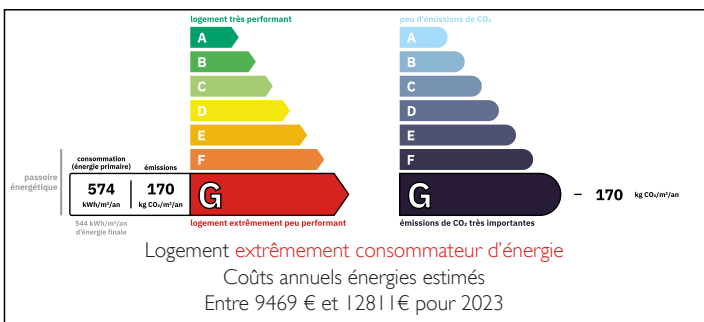
Town:	Courchevel
Department:	Savoie
Bed:	4
Bath:	1
Floor:	134 m <sup>2</sup>
Plot Size:	60 m <sup>2</sup>



## IN BRIEF

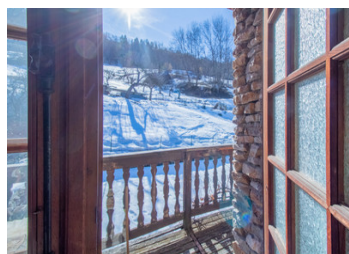
Nestled in a preserved hamlet of Courchevel, close to the access road to the resort, this individual 135 m<sup>2</sup> chalet awaits your renovation project to reveal its full charm. Benefiting from a south-facing exposure, it offers unobstructed views of the valley in a peaceful setting with no overlooking neighbors. The property includes a kitchen, a living room with a fireplace, a lounge, four bedrooms, a bathroom with a toilet, and a convertible attic. The basement features a spacious vaulted cellar, a wine cellar, a laundry room, and a boiler room. A bright garden completes this rare property, perfect for mountain lovers and those who appreciate wide-open spaces.

## 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.



## DESCRIPTION

Discover this authentic and peaceful chalet, located in a quiet hamlet of Courchevel, near the main road. With its 135 m<sup>2</sup> of living space, convertible attic offering breathtaking views of the valley, and a 89 m<sup>2</sup> basement (vaulted cellar, wine cellar, laundry room, boiler room), this property is full of potential to create a unique living space, blending mountain charm and modernity.

Inside, you will find:

- A kitchen,
  - A cozy dining room with a fireplace, opening onto the terrace and garden,
  - A lounge,
  - Four bedrooms,
  - A bathroom with a toilet.
- South-facing, the chalet enjoys a sunny garden and unobstructed views of the surrounding landscapes.

## LOCAL TAXES

**Taxe foncière: 1297 EUR**

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

## NOTES