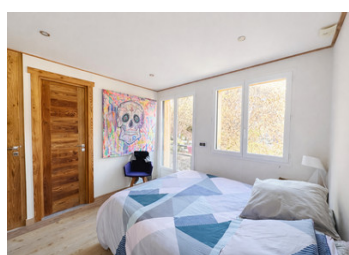
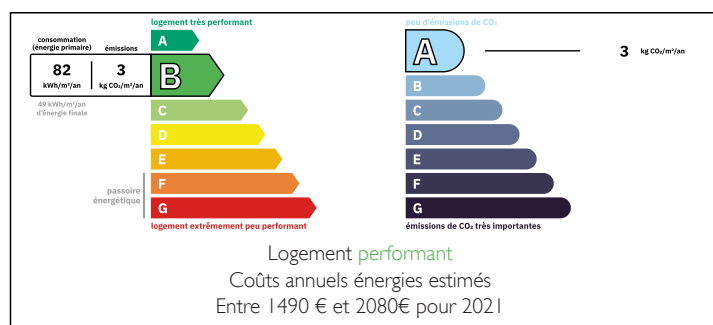


Modern 4 bedroom house plus 2 bedroom apartment in a Courchevel village, easy access to Meribel and Courchevel



## ENERGY - DPE



## INFORMATION

Town:	Courchevel
Department:	Savoie
Bed:	6
Bath:	4
Floor:	196 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

This fantastic modern home of a total of 234.88m<sup>2</sup> ( 196.24m<sup>2</sup> habitable) is located in a village of Courchevel just a short drive or free bus to the lifts of Courchevel Le Praz, or an even shorter distance to the ski lift in Brides les Bains taking you to Meribel. With a garage and outside parking the property itself comprises:

- Entrance, office space or 5th bedroom
- Large L shaped kitchen (with pantry), dining and living space with a large balcony terrace with stunning open views, plus an ensuite bedroom
- 2 double bedrooms sharing a shower room, WC, 1 double ensuite with dressing room, and a laundry / storage area
- Separate apartment of 42m<sup>2</sup> with open plan living space, kitchen, 2 bedrooms, a WC, and shower room.

Offering excellent potential for year-round living or as a holiday home,...

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

This fantastic modern home, with a total surface area of 234.88 m<sup>2</sup> (including 196.24m<sup>2</sup> habitable), is located in a village of Courchevel, just a short drive or free bus ride to the lifts of Courchevel Le Praz, and even closer to the ski lift in Brides-les-Bains, providing direct access to Méribel and the world-renowned Les Trois Vallées.

Brides-les-Bains, a charming spa town, offers year-round appeal with its thermal baths, restaurants and easy lift access, making this an ideal location not only for winter sports but also for summer activities, cycling and hiking.

With a garage and additional outdoor parking, the property comprises:

Entrance hall, office space or 5th bedroom

Spacious L-shaped kitchen with pantry, opening onto a dining and living area ( 50m<sup>2</sup>) with a large balcony terrace (30m<sup>2</sup>) offering stunning open views across and down the valley, plus an en-suite bedroom (10.4m<sup>2</sup>)

Two double bedrooms ( 11.6m<sup>2</sup> and 10.45m<sup>2</sup>) sharing a shower room and WC, one further double en-suite bedroom ( 20m<sup>2</sup>)with dressing room, and a laundry/storage area. Two bedrooms also benefit from access to a side terrace

Separate 42 m<sup>2</sup> apartment with open-plan living space, kitchen, two bedrooms, WC, and shower room, with its own terrace

The property enjoys fantastic views throughout, with multiple outdoor spaces including the large balcony terrace off the main living area, a private terrace for the apartment, and an additional terrace accessed from the bedrooms.

Offering excellent potential for year-round living or as a holiday home, with the added benefit of accommodating guests independently...

## LOCAL TAXES

Taxe foncière:

1283 EUR

## NOTES