LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44204SLE73 Price: 682 500 EUR

agency fees to be paid by the seller

Village house 114 m - Bozel - 3 vallées ski area















INFORMATION

Town:	**Bozel**
Department:	**Savoie**
Bed:	**4**
Bath:	**1**
Floor:	**163 m2**
Plot Size:	**0 m2**

IN BRIEF

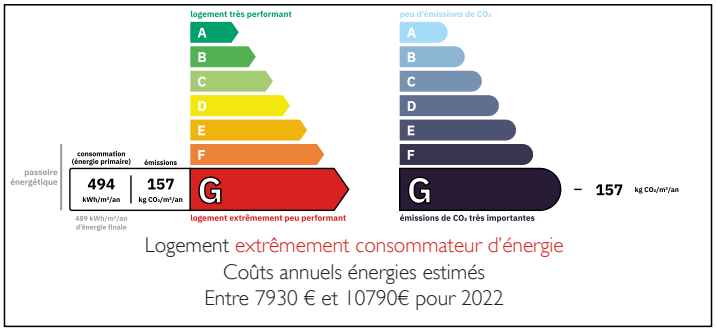
Bright apartment on the 1st floor of a small 3-unit co-ownership building

- Large living/dining room with open-plan American kitchen opening onto a balcony
- South-facing terrace with stunning panoramic mountain views
- 1 en-suite bedroom (shower + WC)
- 2 large bedrooms
- Family bathroom
- Separate WC
- Laundry room
- Private cellar

Prime location: heart of Bozel, at the foot of shops and close to free shuttle stop for Courchevel and the 3 Valleys

Perfect for main residence, second home or seasonal rental investment

ENERGY - DPE



Logement extrêmement consommateur d'énergie

Coûts annuels énergies estimés

Entre 7930 € et 10790€ 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.

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LOCAL TAXES

Taxe foncière:	**948 EUR**

NOTES

DESCRIPTION

Located in the heart of the authentic village of Bozel in the Tarentaise Valley (Savoie, French Alps), this spacious and bright apartment enjoys an excellent position on the 1st floor of a small, quiet residence comprising only 3 units.
The property offers generous living space with a large living/dining room featuring a modern open-plan American kitchen that opens onto a balcony and a lovely south-facing terrace. The terrace benefits from excellent sunshine and offers unobstructed views over the surrounding mountains – perfect for enjoying alpine sunrises and sunsets.
Night area includes:

1 en-suite bedroom with private shower room and WC
2 large additional bedrooms
1 family bathroom
1 separate WC
Practical laundry room
Private cellar

The apartment is ideally suited for a family, a couple looking for a mountain getaway, or an investor seeking short- or long-term rental potential.
Bozel is a lively and traditional Savoyard village at 860 m altitude. It offers all essential shops and services (bakery, supermarket, pharmacy, restaurants, schools, medical services) right on your doorstep, creating a convenient and friendly daily life all year round.
Just steps from the apartment, the free shuttle bus stop provides quick and easy access to Courchevel and the world-famous 3 Valleys ski area without needing a car or worrying about parking.
In winter: access in minutes to the largest connected ski area in the world (600 km of pistes) linking Courchevel, Méribel, Val Thorens, Les Menuires and more. Downhill skiing, cross-country skiing, snowshoeing, dog sledding, ski touring – endless possibilities.
In summer: the Vanoise National Park and...