LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A45400DMD73 Price: 420 000 EUR

agency fees to be paid by the seller

Beautiful house above Bozel, great views, calm, quiet yet close to Bozel, Champagny and Courchevel















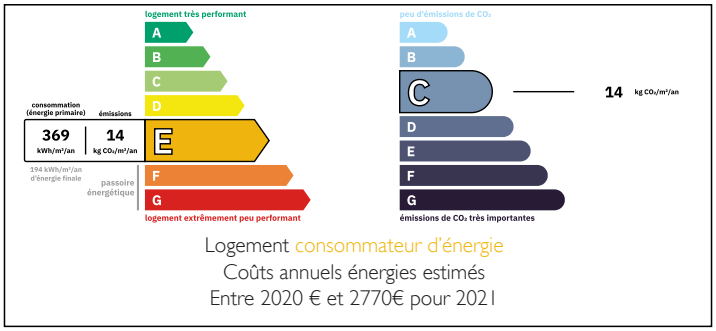
INFORMATION

Town:	Montagny
Department:	Savoie
Bed:	5
Bath:	2
Floor:	121 m2
Plot Size:	4 m2

IN BRIEF

Discover this beautiful house on the sunny slopes right above Bozel in the calm and authentic village of Montany -La Roche: Fully renovated in 2004, it offers a variable layout, stunning views and mountain vistas all around. With its proximity to amenities and the famous ski resorts like Courchevel, La Tania, Champagny - La Plagne (15-20min drive) this property offers an excellent choice for a family home, used as staff accommodation or as an income generation vacation rental for investors.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2020 € et 2770€ pour 2021

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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NOTES

DESCRIPTION

Located just 8 minutes outside of Bozel, Montany La Roche on the south facing slopes of the Bozel Valley is a typical little Savoyard mountain hamlet: Old stone and timber houses, neatly tended little garden plots, narrow, quiet roads and surrounded by pastures and steep forests.

There, at the very end of the village, right next to the public parking, sits this beautiful 3 story home. Build before 1948 yet completely renovated in 2004, the property offers 2 separate apartments, each with a dedicated cave, stunning views and a variety of different uses such as a family home with a rental unit, a vacation rental for tourists or an efficient staff accommodation.

On the ground level are the caves for each apartment, serving as utility rooms for washer and dryer and as storage.

On the first floor above is the smaller of the 2 apartments : 2 bedrooms, bath, wc, and a combined kitchen and living room with a bright southfacing balcony with stunning views offer a light filled yet cozy retreat for its tenants on 47m2.

On the second and third floor you will find the second, bigger apartment: On 75m2 over both levels there are a entrance hall, leading to 3 bedrooms, a storage room , a bathroom and a WC, while just a above is the huge and light filled living area with kitchen, boasting wide windows and rustic beams and a breathtaking view over the valley and up to Courcheve, ...