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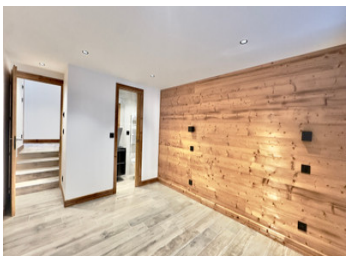
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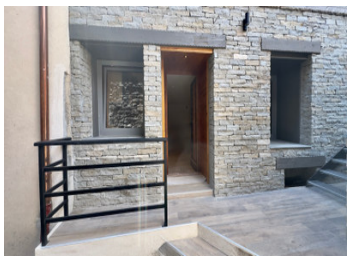
Ref: A47798MJ73 Price: 540 000 EUR

agency fees to be paid by the seller

Brand-New 68 m two bedroom apartment with 3 bathrooms, private garden & storage in Bozel ; Reduced Notary Fee















INFORMATION

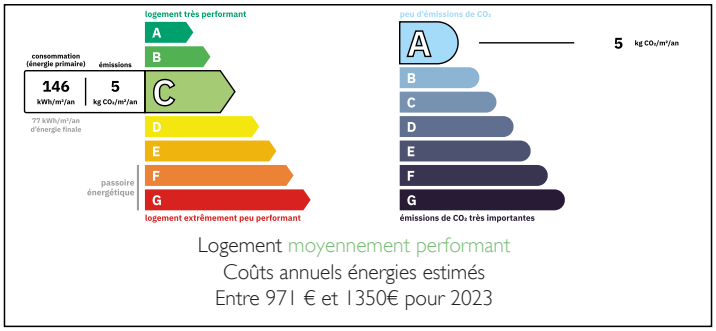
Town:	Bozel
Department:	Savoie
Bed:	2
Bath:	3
Floor:	68 m2
Outside Space:	17 m2

IN BRIEF

Completed in 2026, this attractive apartment is part of a quite intimate residence of just four homes, each with it's own storage room & garden area. Finished to a high standard, the property presents a rare opportunity to acquire a brand-new quality home in a peaceful setting, only 100m to the free ski bus & town centre and within 9 km to over 1,000 km of groomed ski slopes across two of the world's largest ski areas.

Bozel is a thriving year-round alpine village with shops, restaurants, schools and a beautiful lake and leisure area. Ideally positioned between two world-class ski domains, Courchevel/3 Valleys offers 600 km of ski pistes, while Champagny provides direct access to the 425 km Paradiski area. The free ski bus reaches Le Praz, Courchevel, in 15 minutes (9 km), while Champagny is just...

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 971 € et 1350€ pour 2023

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.

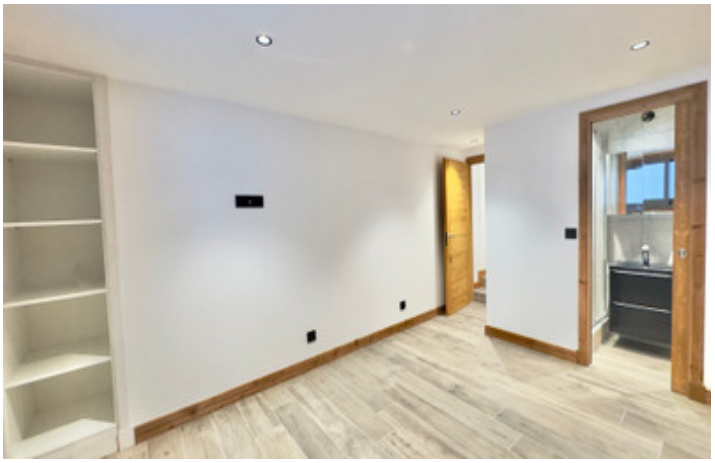
Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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NOTES

DESCRIPTION

The apartment offers underfloor heating throughout, with individual wall-mounted control units. The kitchen is fully equipped with quality appliances. Both double bedrooms are equipped with wall-mounted individual bedtime reading lights, en-suite bathrooms, built-in closets / shelves and pre-installed wall-mounted TV hookup. There is an additional open space which can be used as an office or guest area with a private connecting bathroom.

The apartment has two independent entrances, the formal entrance is accessed on the west side of the building via an exterior stone staircase. The secondary entrance is on the ground level on the east side, opening directly into the kitchen & main living area.

The open-plan kitchen is fully equipped, including an XXL washer/dryer & dishwasher, and has an east facing window. The living and dining area has built-in closets, a west facing window and the living area has been equipped with an extra large flat-screen smart TV.

There is a double bedroom with an east facing window, 2 built-in closets and an ensuite bathroom equipped with a shower, washbasin, towel heater & a Japanese style smart toilet. There are individual bedtime reading lights and pre-installed wiring for a wall mounted TV.

The second bedroom is set off from the main living area, down a few stairs. There is a west facing window, built-in shelving and an ensuite bathroom equipped with a shower, washbasin, towel heater & a Japanese style smart toilet. There are individual bedtime reading lights and pre-installed wiring for a wall mounted TV.

The...