

Exclusively for sale with Leggett is this fantastic, spacious, 4 bedroom, apartment in La Tania, Courchevel



## INFORMATION

Town:	Courchevel
Department:	Savoie
Bed:	4
Bath:	3
Floor:	106 m2
Outside Space:	8 m2

## IN BRIEF

Exclusive to Leggett Immobilier this 4 bedroom, 114m2, duplex apartment in La Tania, 3 valleys comprises:

-An entrance hall leading to an ensuite double bedroom, a separate WC & shower room and a double aspect, open-plan living area including a cosy sitting area around a stylish wood fire, a dining area and fully fitted kitchen. --A balcony off the sitting area gives stunning views and receives plenty of sunlight.

-A spiral staircase from the living area leads to the second floor which has 3 more double bedrooms leading off a corridor. One of these bedrooms is a family room with a high ceiling and a mezzanine with 3 single beds.

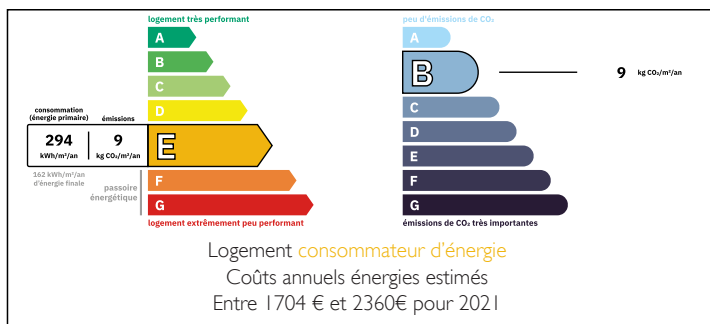
-Another balcony leads off the family room giving a light bright and sunny space.

-A family bathroom and separate WC lead off what could be a second entrance hall

-2 good size...



## 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

Exclusive to Leggett Immobilier this 4 bedroom, 100m2, duplex apartment in La Tania, 3 valleys comprises:

-An entrance hall leading to an ensuite double bedroom, a separate WC & shower room and a double aspect, open-plan living area including a cosy sitting area around a stylish wood fire, a dining area and fully fitted kitchen. --A balcony off the sitting area gives stunning views and receives plenty of sunlight.

-A spiral staircase from the living area leads to the second floor which has 3 more double bedrooms leading off a corridor. One of these bedrooms is a family room with a high ceiling and a mezzanine with 3 single beds.

-Another balcony leads off the family room giving a light bright and sunny space.

-A family bathroom and separate WC lead off what could be a second entrance hall

-2 good size storage cellars and 2 ski lockers

Skiing starts from very close to the apartment and the village centre of La Tania is just a short walk away providing all necessary amenities.

A gondola takes you into the La Tania ski area and a second chair lift then takes you to Courchevel or Meribel and off into the 600kms of the 3 Valleys ski area. A designated beginners area provides as safe place to start your ski journey, with "magic carpet" escalators for ease of use.

La Tania is a village that has everything you need for your ski holiday including supermarket, bars, restaurants (Pizzerias to Michelin stars) cinema, tourist...

## LOCAL TAXES

**Taxe foncière: 2370 EUR**

**Taxe habitation: EUR**

## NOTES