

Detached house divided into 2 independent flats 12km from Courchevel, 3 Vallées and Champagny, Paradiski



## INFORMATION

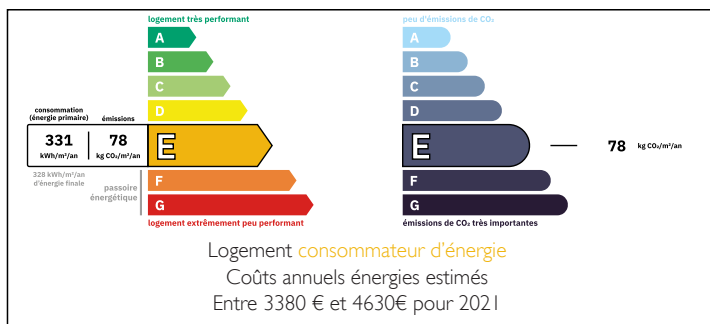
Town:	Bozel
Department:	Savoie
Bed:	4
Bath:	3
Floor:	160 m2
Plot Size:	300 m2

## IN BRIEF

Detached house divided into 2 flats, each with 3 rooms and exceptional views over Courchevel Le Praz and the Bozel valley. This property also has a garden, garage and workshop. Convertible attic space could be used to create a terrace or living area.

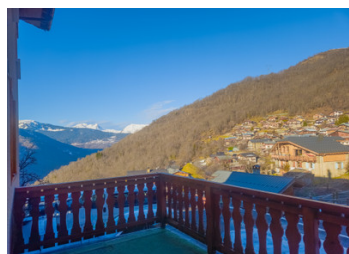


## ENERGY - DPE



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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.



## LOCAL TAXES

**Taxe foncière: 1180 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Discover this magnificent detached house in an idyllic setting, offering panoramic views over Courchevel, the Bozel valley and the village of Villemartin. Spread over 4 floors in total, this property currently comprises two separate dwellings with independent access, each with two large bedrooms, and offers plenty of outdoor living space to take full advantage of the surrounding landscape.

### APARTMENT 1 (1st floor) :

Open-plan kitchen and dining room, opening onto a large terrace, with views of the Grand Bec and the Dent du Villard.

Living room: opens onto a second west-facing terrace with views of the village of Villemartin.

2 large bedrooms with fitted wardrobes

Spacious, bright bathroom with corner bath and shower, double washbasin

Separate WC

### APARTMENT 2 (2nd floor) with separate entrance:

Kitchen with balcony, south-west facing with breathtaking views of Courchevel, the Dent du Villard and the Grand Bec.

Living room with open fireplace, dining room opening onto the same balcony as the kitchen

Two large bedrooms with storage space, one of which has a balcony

Shower room with Italian-style shower

Separate WC

Access to the attic: Insulated and suitable for conversion, with an existing balcony and velux window.

The convertible attic space could be used to create additional rooms or a roof terrace.

Ground floor:

A large garage

Laundry room

Boiler room

Cellar

Extra bedroom with shower and washbasin

Separate WC

Workshop:

Attached to the house, perfect for DIY enthusiasts, as a garage or additional storage space.