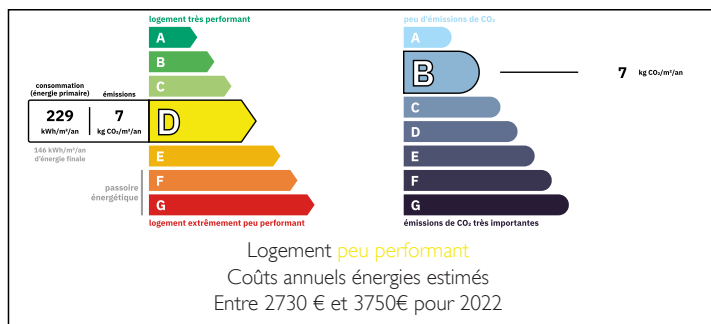


Large ski property: 2 accomodations with 6 bedrooms, 2 gardens, parking, garage in Courchevel 3 Valleys

EXCLUSIVE



ENERGY - DPE



## INFORMATION

Town:	Courchevel
Department:	Savoie
Bed:	6
Bath:	2
Floor:	193 m2
Plot Size:	340 m2

## IN BRIEF

A unique ski property in St-Bon, Courchevel with stunning views from each level. Set on a large parcel of land, it is divided into 2 accommodations, each with outdoor space and parking.

The 5 storey, 330m<sup>2</sup> (total) building includes a 67m<sup>2</sup> workshop and storage area a 2 bedroom apartment (65m<sup>2</sup>), private garden, garage, parking

a 4 bedroom main residence with an entrance hall, open-plan living space (58m<sup>2</sup>) with open fireplace, pantry

attic currently a gym and spare bedroom carport, south facing terrace and garden

Well-maintained, with a newly renovated roof (2024), it is ideally located on the free ski bus route, minutes from Le Praz, Courchevel, 3 valleys with a ski piste back to the village. With the planned Bozel ski lift passing through St Bon for the 2030 Olympics, this combination of historical charm, excellent connectivity, and future development potential...

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.



## LOCAL TAXES

**Taxe foncière: 995 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

This is a unique ski property offering many options, family home, holiday home, rental options or a mixture. Located in the pretty, year round, original village of Courchevel Saint-Bon. It benefits from a prime position on the free ski bus route and is just a few minutes' drive from Le Praz Courchevel and its ski lifts. There is a fantastic pisted ski run to the village, arriving close to the house!

Set on a large parcel of land, the property is thoughtfully divided into two separate accommodations, each with its own outdoor space. The five-storey building, with a total surface area of approximately 331 m<sup>2</sup>, currently consists of:

Lower level: A 67m<sup>2</sup> workshop and storage area.

Lower ground floor: A two-bedroom apartment featuring an open-plan living space, a bathroom, a separate WC, a private garden, a garage, and outdoor parking for two cars.

Upper ground floor / First floor: This level serves as the entrance to the upper accommodation, which benefits from its own carport, an electric car charging point, a south-facing terrace, and a garden. The main entrance leads into a hallway, which opens onto a spacious living area featuring an open fireplace, a cozy sitting room, a dining area, a kitchen, and a pantry.

Second floor: This level comprises four double bedrooms, one of which has a shower and basin, along with a separate family bathroom.

Third floor: Located in the eaves, this space is currently used as a gym and an additional spare bedroom.

The roof was renovated...