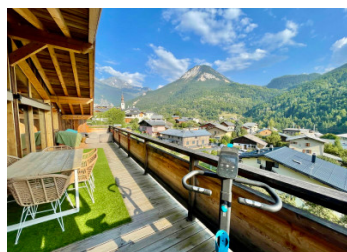


Exclusive 4-bedroom chalet with a separate 2-bedroom apartment, both with parking & views, for sale in Bozel



INFORMATION

Town:	Bozel
Department:	Savoie
Bed:	6
Bath:	3
Floor:	232 m2
Plot Size:	50 m2



IN BRIEF

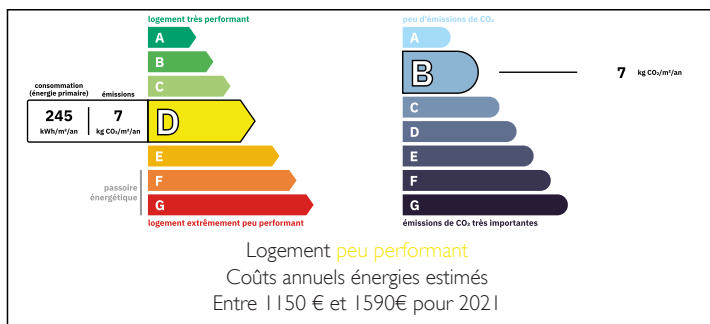
This exceptional 3-level chalet combines spacious family living with excellent rental potential. The main chalet of 200 m² includes 4 double bedrooms, a bright cathedral-ceiling living area with a fully equipped kitchen & south-facing terrace. There is hardwood flooring throughout with underfloor heating.

The property also offers a self-contained 76 m² 2-bedroom apartment on the lower ground floor with private access and a large terrace & small garden, ideal for guests or rental income.

A cellar with exterior access is located on the west side of the chalet, perfect for skis and other sport & garden equipment. Parking includes a semi-covered space with an electric charging point.

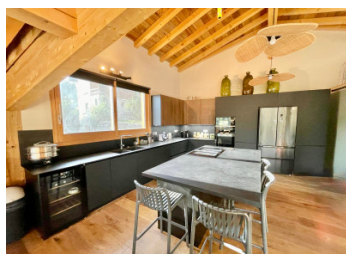
The property is sold fully furnished and offers a rare opportunity to acquire a spacious family home with flexible accommodation, and easy access to Courchevel / 3 Valleys & Paradiski, with a wide...

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.



LOCAL TAXES

Taxe foncière: 2111 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The Chalet (Upper 2 Levels) :

Ground Floor (Level 0):

A welcoming inclosed entrance room provides ample storage space for coats & boots, leads into a magnificent open-plan living space with soaring cathedral ceilings & beautiful hardwood floors, designed for both relaxation & entertaining. The fully equipped modern kitchen features an island with induction hob & lots of storage, seamlessly connecting to the dining area and bright living room. There is floating hardwood flooring throughout with underfloor heating. South-facing floor-to-ceiling windows open onto a large semi-covered terrace, perfect for year-round outdoor dining while soaking up the sunshine & enjoying mountain views.

Lower Level (Level -1):

The master suite is a true haven of comfort, south-facing with its own private covered balcony. It includes a spacious dressing room and a lovely bathroom with both bathtub & an Italian walk-in shower, twin washbasins, & a separate WC.

Three further double bedrooms provide ample accommodation for family & guests. Two of the bedrooms share access to a south-facing covered balcony, while the fourth bedroom is west-facing, ideal for catching the evening light.

This level also offers a large family bathroom with both bathtub & Italian shower, double washbasins, and towel warmer. A practical laundry room is equipped with washing machine, dryer, water heater, and utility meters. A separate WC completes this floor.

Exterior stairs on the west side of the property provide private access to the independent apartment below.

The Apartment (Level -2) :

The separate 76 m² apartment is full south-facing, and each room on...