

4 bedroom house and studio with sunny garden, terrace and fantastic views in Saint-Bon, Courchevel, 3 valleys

EXCLUSIVE



INFORMATION

Town:	Courchevel
Department:	Savoie
Bed:	5
Bath:	2
Floor:	171 m ²
Plot Size:	188 m ²

IN BRIEF

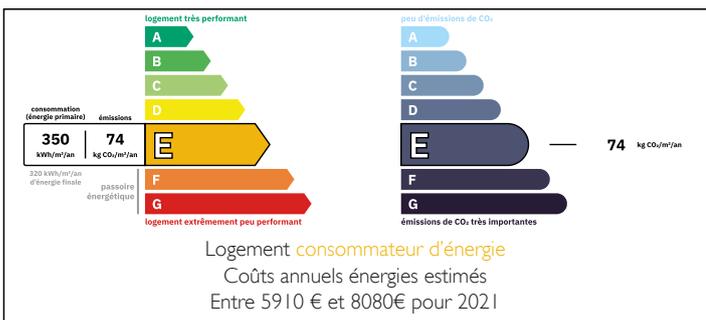
This rare find in the sought-after village of Saint-Bon, Courchevel, comprises a main house and an independent studio.

The main house features an entrance cloakroom leading into a spacious 53m² open-plan living area, combining dining and sitting spaces with a fully equipped kitchen offering ample storage. The sitting area leads to a south-east facing terrace and an additional south-facing garden, ensuring plenty of natural light and beautiful views of the garden and surrounding mountains. A WC and separate laundry room are accessed from the hallway, along with stairs leading to the first floor.

Upstairs, there is a landing with a seating area, 4 double bedrooms, a bath and shower room with WC, and an additional separate WC.

Outside an independent entrance leads to a large entrance hall and a 35m² studio with separate WC and shower room, as well as a...

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

This rare opportunity, located in the sought-after village of Saint-Bon, Courchevel, comprises a main house (135 m² total space) and an independent studio with storage (60 m² total space), offering excellent flexibility for personal use or rental.

The main house features an entrance cloakroom leading into a spacious 53 m² open-plan living area, combining dining and sitting areas with a fully equipped kitchen offering ample storage. The sitting area opens through double doors onto a south-east-facing terrace and an additional south-facing garden, providing abundant natural light and beautiful views of the garden and surrounding mountains. A guest WC and a separate laundry room are accessed from the hallway, along with stairs leading to the first floor.

Upstairs, a landing with a seating area leads to 4 bedrooms (12 m², 12 m², 12 m² and 17 m²), 3 of which have balconies, a bathroom with bath, shower and WC, and an additional separate WC.

The independent entrance gives access to a large entrance area with a storage room, as well as a 35 m² studio complete with a separate WC and shower room.

Located in the charming village of Saint-Bon, the property enjoys quick and easy access to Courchevel: just 2 minutes by car or free shuttle from the lifts at Le Praz, with a ski piste returning directly to the village. Saint-Bon offers practical year-round amenities, including a village shop, a ski shop and a pizzeria.

There are also plans for a new lift from Bozel, with a stop...

LOCAL TAXES

Taxe habitation: EUR

NOTES