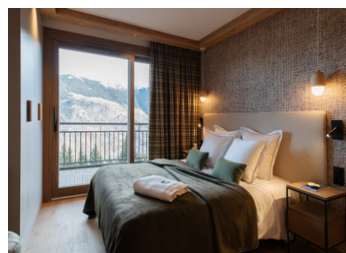
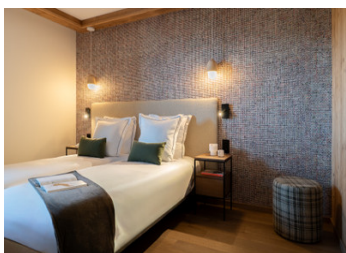


5 bedroom duplex south facing apartment with pool-spa-restaurant-parking-ski in-ski out, La Tania, Courchevel



## INFORMATION

Town:	Courchevel
Department:	Savoie
Bed:	5
Bath:	6
Floor:	149 m2
Outside Space:	28 m2



## IN BRIEF

This penthouse duplex apartment of 149.47m2 really stands out in this great new development in Courchevel la Tania. On the 7th floor the entrance leads to a large, (34m2) double height living area and open plan kitchen (9m2) opening onto a south facing balcony. 3 double bedrooms, 3 bathrooms and a separate WC complete this level. Moving upstairs to 2 further double bedrooms and 2 shower rooms, as well as a snug / multiroom and separate WC. There is a communal pool, spa and wellness area, a ski shop, bar, restaurant and a beautiful sunny terrace right at the foot of the slopes making this a true ski in / ski out opportunity. Managed rental is possible, your personal usage is not fixed so use as you want and claim back the 20% VAT...

## ENERGY - DPE

DPE not required.

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 exceptional penthouse duplex apartment of 149.47 m<sup>2</sup> truly stands out within this high-quality new development in Courchevel La Tania.

Located on the 7th floor, the entrance opens into an impressive double-height living space of approximately 34 m<sup>2</sup>, filled with natural light. The open-plan kitchen (around 9 m<sup>2</sup>) integrates seamlessly with the living area and opens onto a south-facing balcony, offering sunshine and open views throughout the day.

This level also features three generously sized double bedrooms, three bathrooms, and a separate WC, providing both comfort and practicality for family living or hosting guests.

Upstairs, the apartment continues to impress with two additional double bedrooms, two shower rooms, a snug or multi-purpose room ideal as a TV lounge, office, or children's space, and a further separate WC. The layout has been thoughtfully designed to offer flexibility, privacy, and a sense of space throughout.

Residents benefit from outstanding shared facilities, including a swimming pool, spa and wellness area, ski shop, bar, restaurant, and a beautiful sunny terrace located directly at the foot of the slopes. This is a genuine ski-in / ski-out opportunity, ideal for both personal enjoyment and rental appeal.

A managed rental solution is available, with no fixed restrictions on personal use, allowing you to enjoy the property as you wish while benefiting from the possibility to reclaim 20% VAT. Please ask for further details regarding this and other financial incentives.

La Tania sits in the heart of the Three Valleys, offering access to 600 km of perfectly groomed...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES