

**RARE 4 bedroom village house in St Bon, Courchevel with garage, large terrace, fantastic views**



## INFORMATION

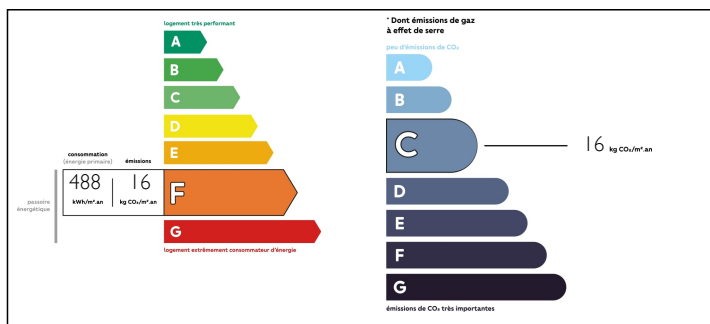
Town:	Courchevel
Department:	Savoie
Bed:	4
Bath:	3
Floor:	111 m2
Plot Size:	81 m2



## IN BRIEF

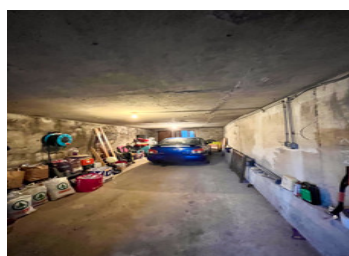
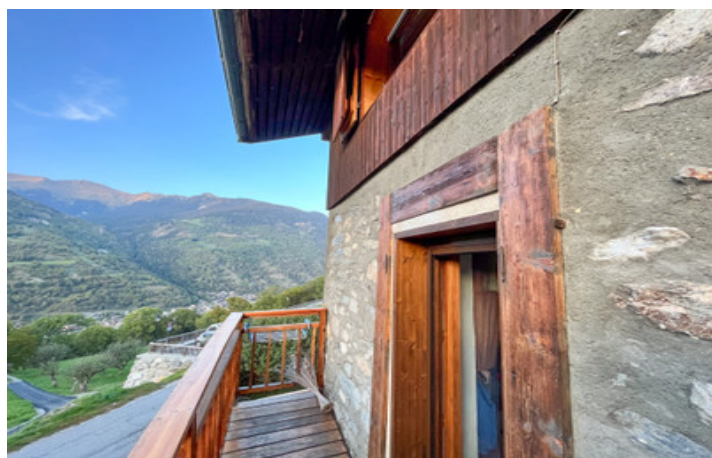
This great house of a total of 184m2 is a rare find in the sought after, year round, beautiful village of St Bon, Courchevel. Comprising: -Entrance directly into family room with chimney, separate entrance to 4th bedroom, bathroom and kitchenette / dining area. -Upstairs to a sitting room, renovated kitchen, a bathroom and WC and balcony -Spiral staircase lead to 3 bedrooms and a bathroom, a master bedroom, large clothes storage area, WC and sink and a balcony from the master bedroom and hall -Lower level has a double cellar -Garage for 2 cars -1 external parking space -2 large terraces totalling 70m2 This is a great opportunity to buy a good size house, with scope for improvement with the very rare bonus of 2 garages and 1 external parking space, in this pretty, authentic village with a pizza restaurant, ski shop, supermarket and local Mairie. Free ski buses for the 5-minute journey to the ski lifts...

## 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.



## NOTES

## DESCRIPTION

The village of St Bon is the perfect year round location for easy access to skiing whilst retaining the authentic feel of a traditional mountain village.

Skiing is reached by a 5-minute free ski bus, or your own car to the ski lifts of Le Praz. This ski bus runs into the night also allowing easy, free access to the restaurants and bars of Le Praz, as well as the Pizza restaurant in St Bon itself, and its supermarket, ski shop, ability to buy local cheese at source and the local Mairie.

There is a maintained ski piste right back to village, a perfect run at the end of the day.

There is lots of really positive investment in the village with the Mairie increasing village parking, making a communal area behind the Mairie the arrival of a ski lift from Bozel to St Bon and then on to Courchevel 1550 is still being very much talked about.

The property comprises:

- An entrance directly into play room / family room with chimney, separate entrance to 4th bedroom, bathroom and kitchenette / dining area.
- then upstairs to a sitting room and balcony and well renovated kitchen, as well as a bathroom and separate WC
- A spiral staircase leads to 3 bedrooms and a bathroom, a master room with large clothes storage area, WC and sink and a balcony from the master bedroom and hall
- Lower level has a double cellar for storage
- Garage for 2 cars
- 1 external parking space
- 2 large terraces totalling...