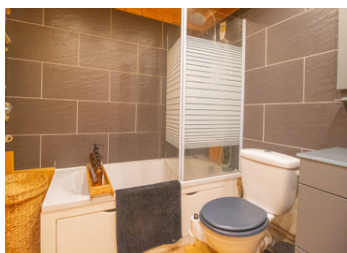
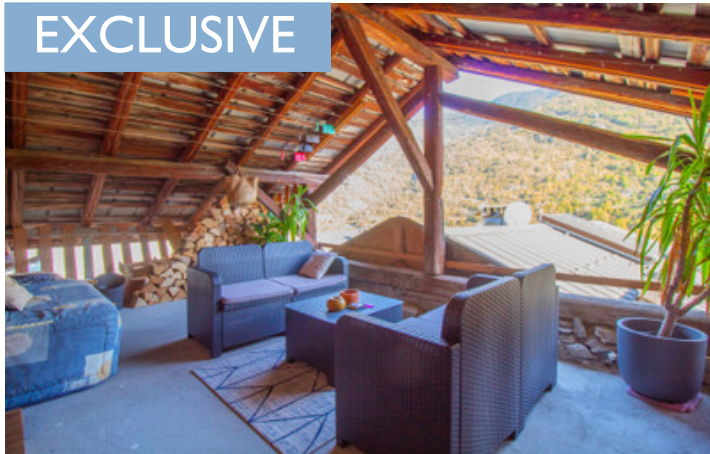


Beautiful 3 bed-village house+1 bed-flat 10 min from Courchevel, Méribel & 3Valleys ski area. Rental potential

EXCLUSIVE



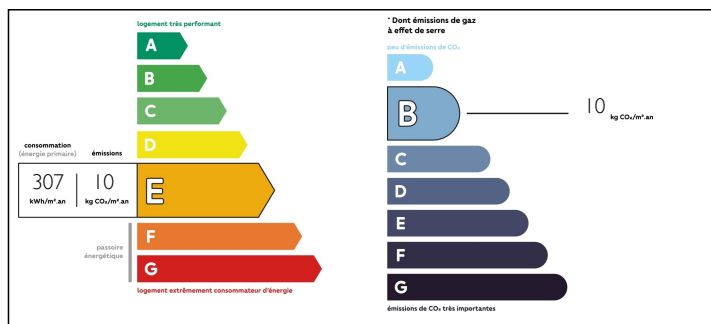
INFORMATION

Town:	Brides-les-Bains
Department:	Savoie
Bed:	4
Bath:	3
Floor:	105 m2
Plot Size:	30 m2

IN BRIEF

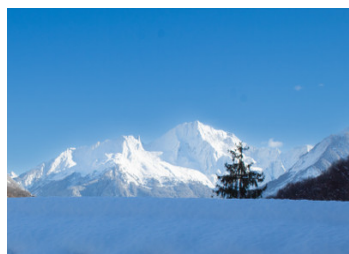
Situated in the heart of the picturesque village of Champérel (La Perrière), this completely renovated village house offers comfortable, functional living space, combining the charm of the past with modern comforts. Only 3km away from the lift on Brides les Bains you easily access to Méribel and to the 3 Valleys ski area.

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: 297 EUR

NOTES

DESCRIPTION

Main house (73 m²) :

On the ground floor, discover a 16 m² kitchen, a 10 m² en suite bedroom (shower cabin), separate WC and a pleasant terrace. The upper floor has two bedrooms (9 m² each) and a bathroom. On the top floor, a spacious living-dining room opens onto a large 25 m² terrace with stunning mountain views, as well as a balcony overlooking the Grand Bec mountain. The generous basement offers additional storage space.

Separate flat (31 m²):

An independent 1 bedroom flat completes this property, which is currently rented to tenants. On the ground floor, a living-dining room with integrated kitchen opens onto a terrace. Upstairs, a bedroom with balcony, a shower room and a second balcony provide a cosy, intimate space. The basement extends under the entire property, offering additional storage space.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>