

Incredible exclusive opportunity to own a bijou house in Courchevel – Perfect for skiing and mountain summers.

EXCLUSIVE



## INFORMATION

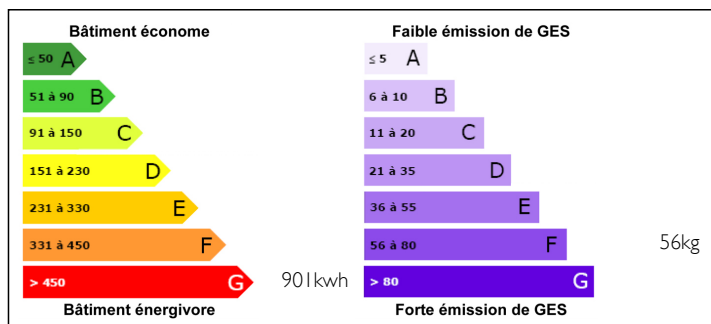
Town:	Courchevel
Department:	Savoie
Bed:	1
Bath:	1
Floor:	26 m2
Plot Size:	0 m2

## IN BRIEF

This little house is a real gem in the commune of Courchevel. Rare to find a property of this price in the commune, let alone a little house! Situated on the edge of the village, it is a nice quiet, south facing property. Sleeping 4 in the cleverly designed 1st floor bedroom, this house could suit a couple, a family or a saisonnaire / ski instructor looking to invest and move away from paying rent. The house comprises: An entrance into a hallway and kitchenette leading through to a dining and sitting room area. Generous under stair cupboards provide good storage. An open fire in the corner adds a cozy warmth to the house. In the first floor bedroom is a double bed and 2 bunks, again good cupboard storage is in place. A shower room with WC. Owners get a free pass for the newly built village parking. In both Summer and winter the free bus takes you...



## 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: 443 EUR**

## NOTES

## DESCRIPTION

The village of Le Fontanil, Courchevel is 3.5kms from Le Praz and the first ski lift and cross country skiing of Courchevel and the 3 Valleys.

The village is a traditional little mountain village with a chapel and orchards surrounding the village. Various paths go to neighbouring villages, allowing pretty walks from the village in summer, or snowshoeing in winter.

The house can sleep 4 (or 6 using a sofa bed) and is really well-designed to maximise the space.

The house is accessed via an alley way from the village square and looks out onto an orchard and is south facing.

The house comprises:

An entrance into a hallway and kitchenette, leading through to a dining and sitting area.

Generous under stair cupboards provide good storage.

An open fire in the corner adds a cozy warmth to the house.

In the first floor bedroom is a double bed and 2 bunks, again good cupboard storage is in place.

A shower room with WC

The property is sold with basic furniture

Parking for owners is provided in the newly created village parking at the entrance to the village.

A free ski bus takes you to the ski lifts and the start of the 600kms of the Courchevel and 3 valleys ski area.

With rental prices rising sharply, and rentals becoming harder each year this property would be a fantastic investment for someone working here for the winter, or on holiday, or for short term rents.

More information available