

Sapin Bleu Chalets, Le Praz, Courchevel 1300, France



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Sapin Bleu Chalets

Two new three and four bedroom semi-detached chalets in a superb location just a couple of minutes walk to the centre of Le Praz (Courchevel 1300) and the ski lift. Built using old dark wood, traditional stone and decorative balconies. The interior is finished to a high standard with a modern kitchen. Finished and available immediately.

Essential Facts

- Traditionally styled chalets with 3 or 4 bedrooms
- Just two minutes walk to the centre of the charming village of Le Praz (Courchevel 1300)
- Just 200m from the ski lift (an easy flat walk)
- Comes fully furnished in accordance with buyer specifications and preferences
- In the highly sought after resort of Courchevel
- Part of the enormous Trois Vallées ski region
- Just over an hour from Chambéry, 1hr, 30mins from Grenoble & 2hrs from Geneva
- Available immediately



Only 2 hours from Geneva and just over an hour from Chambéry



Resort Information

Courchevel sits in the heart of the world-renowned Three Valleys ski area offering access to 600km of marked piste, and unlimited off piste terrain.

What makes Courchevel special is that it is not one single resort; it is four resorts on different altitudes and each offers a very different image and ambience. Courchevel 1850 is the most chic, the most expensive and the most glamorous resort in France. It is a favourite of wealthy Parisians who fly directly into the Altiport and has expensive shops, fabulous hotels and restaurants. Courchevel 1650 has plenty to offer, is ski-in, ski-out and new developments here are starting to bring the area up. Courchevel 1550 is markedly quieter with just a few chalets and hotels but gives the quickest access to the skiing.

Courchevel 1300 (Le Praz) is a village at the foot of the slopes and still retains its original charm but two gondolas give fast access to 1850. Between them they offer some of the best skiing in the Trois Vallées.

Getting there

The most convenient airport is Chambéry just over an hour away, but you can also fly to Grenoble (1hr 30m), Geneva (2hrs) and Lyon (2hrs 30m) or if you have a private plane you can fly to the Altiport on the slopes above the resort. You can also take the high speed TGV train to Moutiers and a taxis or bus up to the resort.



Property details



Property

This is a development of two semi-detached chalets. Chalet Celina has four bedrooms and four bathrooms while Chalet Amelie is slightly smaller with three bedrooms, one shower-room one bathroom and three toilets. Both chalets are designed to create a traditional atmosphere in the design with the comfort of modern luxury.

The exterior is a mixture of dark wood and stone whilst the interior has exposed beams and tiled floors. The wood interior is emphasised by the spotlight lighting both inside and outside. It is these small technical touches which really set the Sapin Bleu development apart, such as telephone activated heating and a thermostat in each room, ensuring that your chalet is perfectly cosy at all times. Each chalet also has a fireplace with customised grates and hood, a washing machine and dryer and even an "Innova" 5 pair shoe dryer fitted in the garage.

The chalets will come fully furnished depending on buyer specifications. All options ensure the highest quality interiors and the choice is purely aesthetic. In the bathrooms, you will be able to choose either white sandstone or varnished wood as your basin material. All

the woodwork in the house can be waxed, stained and varnished or left raw depending on the buyers' choice. There is even the option of suspended chandeliers as part of the lighting system!



Walking distance to the centre of the village and ski lift



Location

The Sapin Bleu chalets are in an absolutely fantastic location. The highly sought after resort of Courchevel is split into four different areas. Le Praz (Courchevel 1300) is the most traditional of the four, with small shops, a bakery and even a little church. Within Le Praz the Sapin Bleu is located just 200m from the ski lift, the walk is along flat ground rather than a slope so you're not exhausted by the time you reach the lift!

As well being the close to the ski lift, these chalets are just one minute from the centre of the village i o you can pop out for a croissant in the morning and you don't need a car. There a some traditional shops and a good choice of excellent restaurants in Le Praz and for something a little more extravagant you can go down the road to the Michelin stard Azimut restaurant or up to C ourchevel 1850.



Hand-crafted fireplace



Chalet Celina- 200m²

Ground Floor: The ground floor of Chalet Celina has two covered parking spaces in the garage, with an entrance directly into the chalet so you don't have to go outside. There is also a double bedroom on this floor with an ensuite with shower, sink and toilet. There is a ski room and cellar on this floor for storage.

First Floor: This is the main living area. The whole space is bright and airy. There is a fully fitted kitchen, a dining area and a large living/relaxation area with sofas and a hand crafted custom fireplace. This floor also gives access to two balconies and one large terrace.

Second Floor: The second floor has the remaining three bedrooms in Chalet Celina. Each is a double, two with ensuite. On this floor there is also an extra bathroom with sink and bath, and a separate toilet.

Price: 1,950,000 Euros

Chalet Amelie- 130m²

Ground Floor: Chalet Amelie has one covered parking space in the garage. There is an internal door which means you don't have to go outside to get into the chalet once you have driven in. There is also a double bedroom on this floor, with an ensuite shower room. There is also a separate toilet and a cellar.

First Floor: The first floor is the main living area with a fully fitted kitchen and dining area with access to the balcony. The main lounge area has seating and a hand crafted custom fireplace as well as giving access to the terrace.

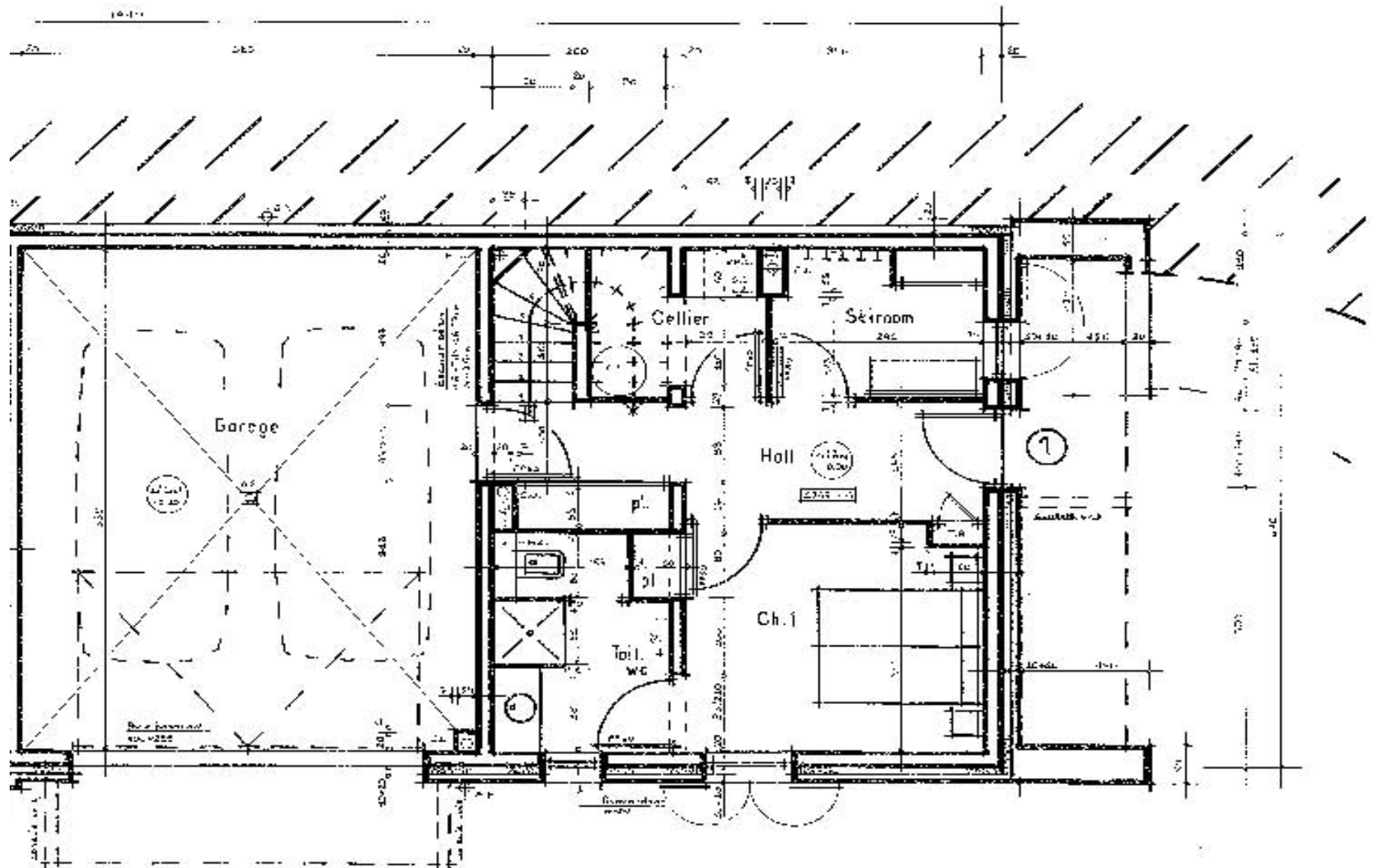
Second Floor: This floor has two large bedrooms on it. One bedroom has an ensuite with shower sink and toilet, the other has an ensuite bathroom with bath and sink and a separate (but also ensuite) toilet room.

Price: 1,350,000 Euros

High standard kitchen included

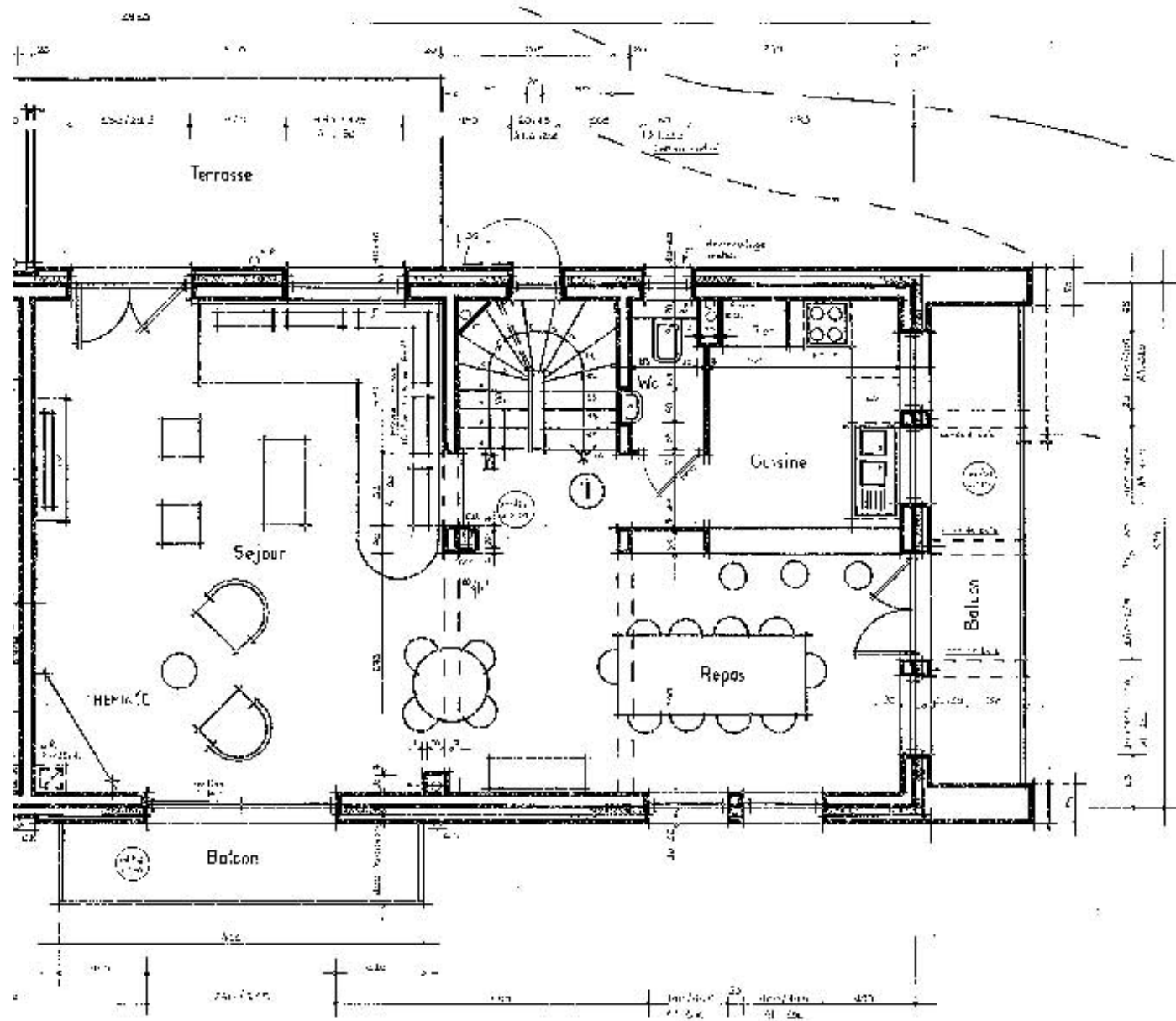


Chalet Celina- Ground Floor



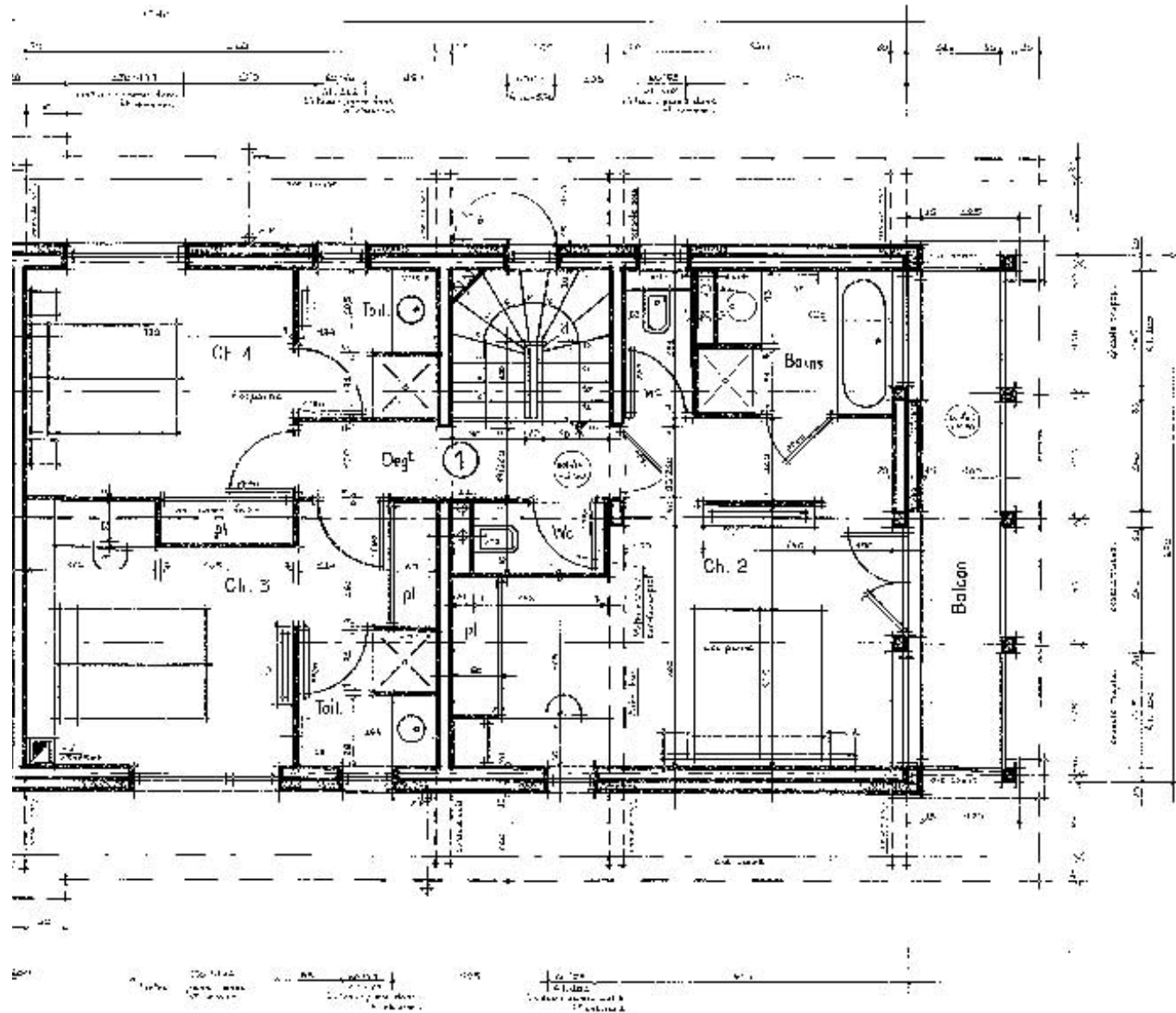
This floor has two parking spaces in the garage, one double bedroom with ensuite and a skiroom

Chalet Celina- First Floor



This is the main area with kitchen, dining and living areas, plus a terrace and a balcony

Chalet Celina- Second Floor

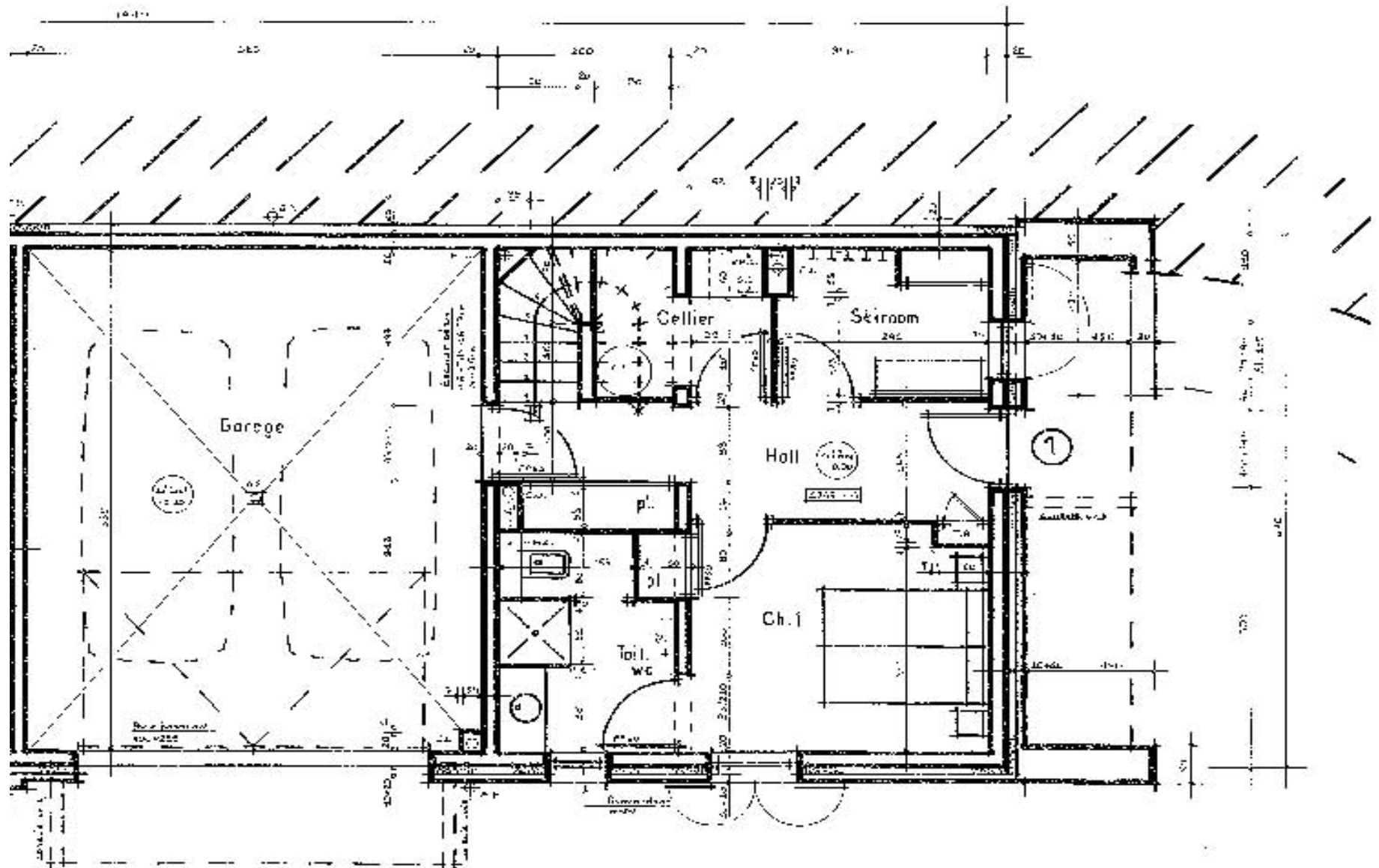


This floor has three bedrooms all with ensuite, plus an extra toilet

Fully furnished to buyers specification

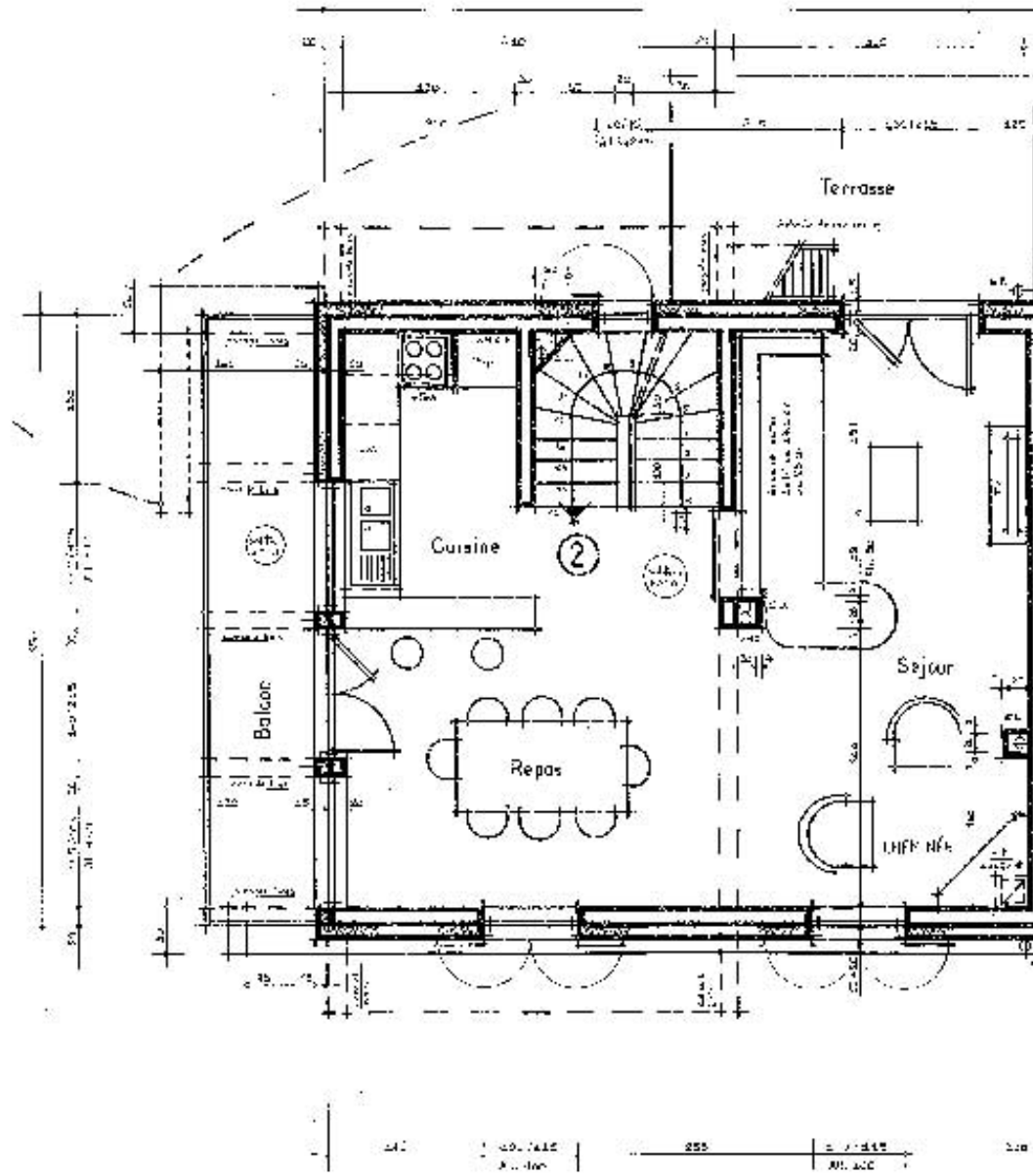


Chalet Amelie- Ground Floor



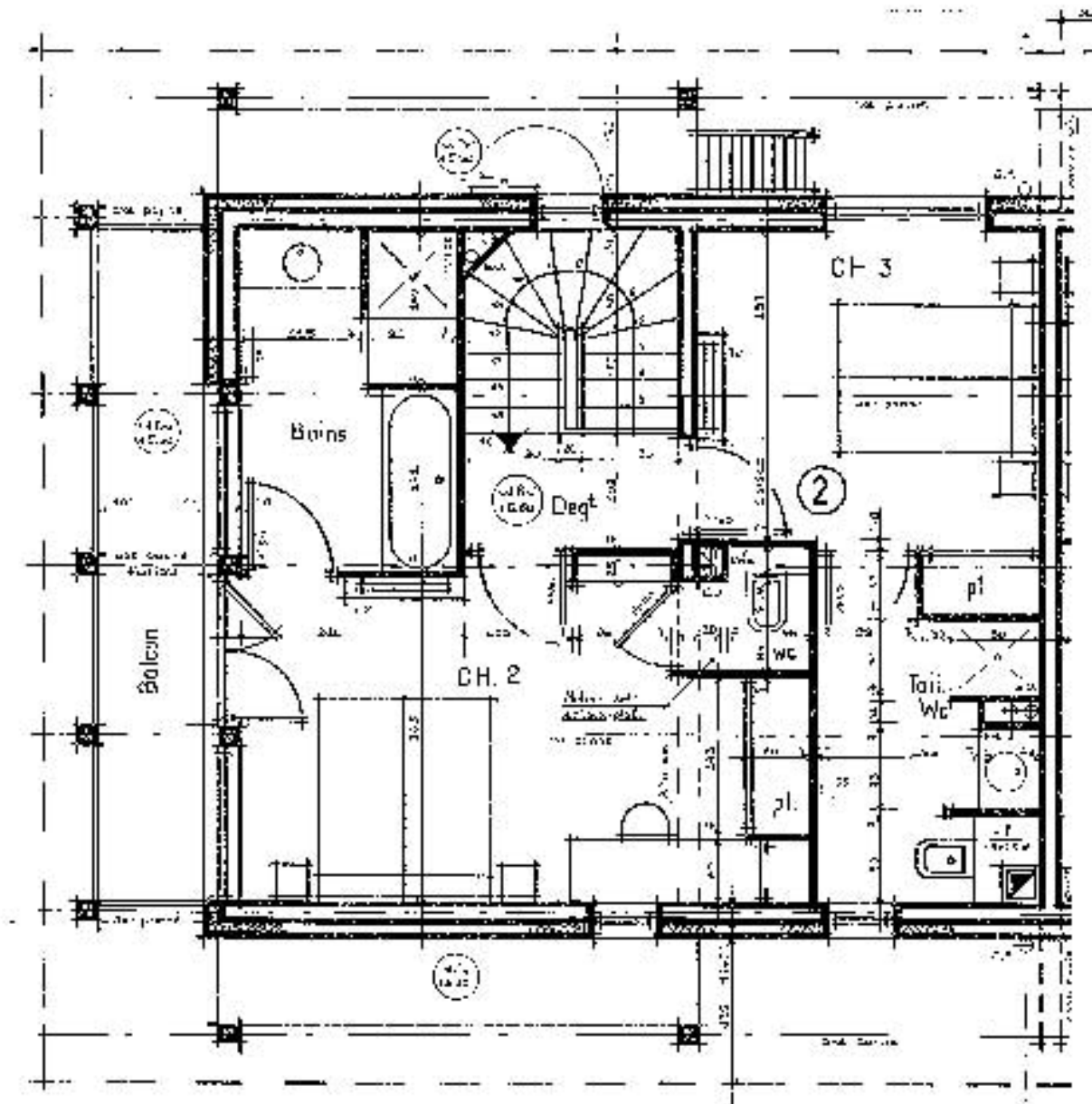
This has one parking space in the garage, one double bedroom with ensuite and a cellar.

Chalet Amelie- First Floor



This is the main area with kitchen, dining and living areas, plus a terrace and a balcony

Chalet Amelie- Second Floor



This floor has the remaining two bedrooms, both with ensuite

Largest linked ski area in the world with 600km of slopes



Winter

The local slopes provide a huge variety of pistes to suit all standards of skiers and are part of the Trois Vallées, the biggest linked ski network in the world. The entire system of 197 lifts serves a massive 600km of pistes making this a paradise for keen piste bashers. There are some testing black runs including the fearsome “couloirs”, and good opportunities for guided off-piste skiing. For beginners there are nursery slopes at all levels, but most tend to go up to 1850 for tuition. The combination of Courchevel’s orientation, its height, and snow cannons give Courchevel an enviable snow record.

There is plenty to do off the slopes. You could try ice karting on the specially made outdoor circuit at Les Grandes Combes if you fancy racing your friends in a karting buggy running on studded tyres. Or try ice skating at the Forum Olympic Ice Rink or watch an international ice hockey match.

Après ski

There is something for everyone and every budget in the different levels of Courchevel. Prices get higher as you go up starting with the excellent value of Les Peupliers in Le Praz at the bottom of the mountain, to the pricey Michelin star restaurants, Le Chabichou and Le Bateau Ivre, at the top. There are some very exclusive nightclubs and sophisticated venues such as Kalico and The Bergerie in 1850 but also some cosy local bars too. There are some excellent restaurants on the piste too.



Plenty to do in the summer



Summer

Courchevel and the 3 Valleys have a wealth of summer activities to offer. Once the snow has melted it reveals a summer paradise in which to walk or hike, mountain bike, paraglide, rock climb or just lie back amongst the summer flowers and take in the stunning scenery. The lift system is open during the summer, making it easy to access those high mountain trails and viewpoints, or if you fancy something more daring then take a mountain guide or join one of the many organised activities.

There is a public pool in Courchevel 1550 which has two pools, one of which is partially out-doors and another indoor swimming pool in the Forum Centre in Courchevel 1850. Some of the hotels have pools and luxurious spa facilities which are also open to the public. Courchevel 1550 has a ten court tennis club with coach Nathalie Seybald on hand to impart some top tips. The Village des Poneys in Le Praz offers horse rides to suit all abilities from just 1 hour to a full day.

Golf

Nestled at the foot of the magnificent Saulire on the shores of Lake of the Verdon, the 9-hole course (par 27) of Courchevel welcomes tourists and hosts regular competitions. The club has a driving range, putting green and training bunkers for you to warm up on before beginning your game. Whilst playing you can enjoy the spectacular views across the fairways, or take the opportunity to brush up your skills with some private tuition with resident pro Greg Ruffier.



The Trois Vallées is one of the world's top ski regions



Legal Requirements

There are no restrictions in France so anyone may buy and sell any property in France freely. All property is freehold and most purchasers choose to buy in their own name but it is also possible to buy a property in the name of a company. Some new developments require you to rent your property when you are not using it and then you may reclaim the VAT which is due on the purchase price.

Finance

Typically, French banks will lend up to 80% of the purchase price and usually the repayment period would be in the region of over 15 years. We are able to recommend a mortgage broker which specialises in French finance and deals with all the major French banks. They are able to offer fixed and variable rates. Rates change all the time but currently they are offering a 20 year fixed rate at 4.25% on 80% loan to value.

Purchase costs

In France one Notary, a semi-public official, will usually act for both the purchaser and the vendor. The total legal fees and taxes for purchasing a new property less than 5 years old are around 2.5%. Additional purchase taxes must be paid to the "department" and to the "commune" when purchasing a property over 5 years old. These will total 4.89% of the purchase price and will bring the total purchase costs up to 7.5%.

Renting

We are currently marketing several ski-in, ski-out "Residence de Tourisme" developments with good wellness facilities. This type of property always rents well and is in high demand. It is a trouble-free investment with excellent capital appreciation. You receive a discount of 19.6% when you buy a new apartment freehold and then you lease it a specialist company which will manage the property and rent it for you.

Other properties do not have a rental obligation so you are free to keep it for your exclusive use or to rent it when you are not using it as you please.

Contact us for advice or to arrange a visit



Viewing

We have an intimate knowledge of all our resorts and we can recommend excellent hotels and local restaurants to ensure you have an informative and pleasurable trip. Simply let us know which dates you have in mind and we will arrange for one of our representatives to meet you and show you around. All you need to do is to book your flight and rent a hire car and we can help organise everything else for you.

There are many cheap flights to Geneva and the transfer is so easy it is possible to make a day trip but if you would like to stay overnight, we can recommend good hotels in the area. Ask for our visits list.

Contact

Simon Malster – Investors in Property

Tel: +44 (0)20 8905 5511

simon@investorsinproperty.com

Company Profile

Investors in Property specialise in the sale of ski chalets and apartments in Switzerland, Austria, France & Italy. We have over 20 years experience and an unrivalled knowledge of well established and up and coming ski resorts. We will provide expert advice and professional guidance through every step of your purchase. If you have any questions or need general advice please do not hesitate to contact us.



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