

Beautiful standalone chalet for sale in the Three Valleys, featuring an apartment



INFORMATION

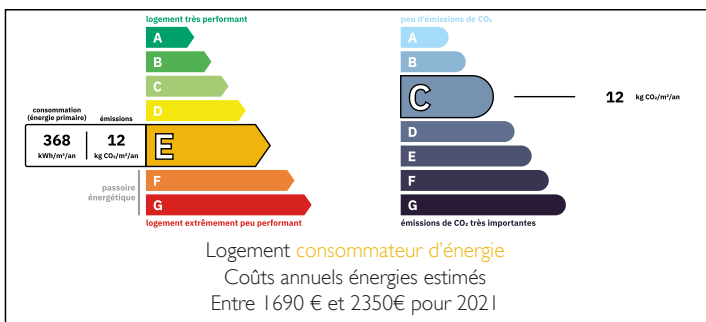
Town:	Saint-Martin-de-Belleville
Department:	Savoie
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	0 m2

IN BRIEF

This lovely, independent chalet is located in the traditional village of Saint Marcel in the heart of the Belleville Valley, just 1km from Saint Martin de Belleville with access to the full 3 Valleys ski area. The chalet features 2 bedrooms, a terrace with beautiful views across the surrounding mountains, two cellars and a one-bedroom additional apartment.



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.



DESCRIPTION

This 100 m² chalet is spread over three levels. As you enter the chalet on the first floor, you will find a beautiful entrance hall leading to two bedrooms, a bathroom, a WC and a utility room.

The second level of the chalet comprises the main room of around 38m² with kitchen and access to the terrace, dining room and double lounge.

On the ground floor of the property, you will find the one-bedroom flat of around 23m², ideal for guests or for additional rental income during the season. The apartment is currently habitable, but could use a freshen up.

Access to the cellars is from the road outside.

The chalet offers scope for habitable surface extension and conversion.

Set in the traditional hamlet of Saint Marcel, the chalet is in a dream location, enjoying the calm and relaxed lifestyle of a beautiful, traditional mountain hamlet, whilst being just a stone's throw from the year-round village of Saint Martin, with its shops, bars, restaurants and access to the largest connected ski area in the world. If that hasn't already whetted your appetite, Saint Marcel also boasts the Michelin star restaurant, La Bouitte.

Please see my portfolio for all our ski properties in the Belleville Valley.

LOCAL TAXES

Taxe habitation: EUR

NOTES

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