

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



## INFORMATION

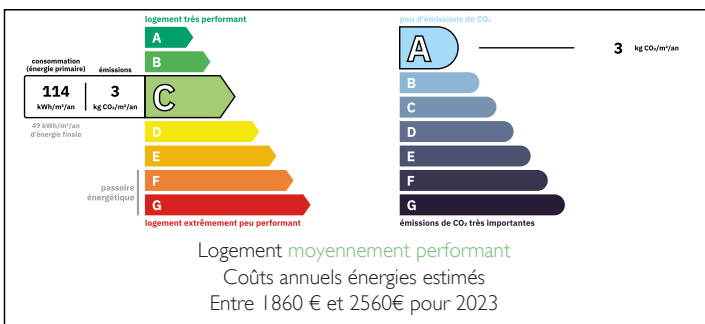
Town:	Saint-Martin-de-Belleville
Department:	Savoie
Bed:	4
Bath:	2
Floor:	213 m2
Plot Size:	835 m2



## IN BRIEF

This lovely chalet is located in the traditional village of Saint Marcel in the heart of the Belleville Valley, just 1 km from Saint Martin de Belleville with access to the full 3 Valleys ski area. The chalet features 4 bedrooms, an additional apartment, a terrace with magnificent south-facing views across the surrounding mountains and a constructible land allowing plenty of opportunity for renovation or an extension of the property.

## 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 semi-detached chalet over 210m<sup>2</sup> is split across three levels. On the ground floor of the property you'll find the double garage and a two bedroom apartment of circa 45 sqm, ideal for guests or for additional rental income throughout the season.

As you enter the chalet on the first floor there is a cosy living area of more than 52sqm featuring a lounge with a traditional log fire and a large kitchen with dining area opening out onto the terrace and garden. The first bedroom over 11sqm, currently used as an office, is located on this floor along with a shower room with toilet and a laundry.

The second level of the chalet features the remaining three bedrooms each with a size between 10 and 18 sqm, out of which one is an ensuite, a separate toilet, a bathroom complete with bathtub and wash basin and an open office area.

The constructible land which comes with this property offers a fantastic opportunity to complete a renovation or an extension project on this chalet, allowing the new owners to really create something special.

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...

## NOTES