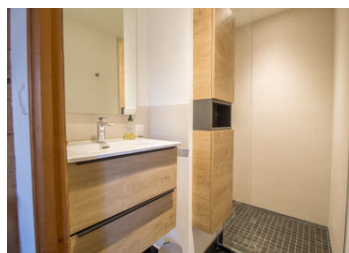


Magnificent 4 bedroom village chalet with clear views, for sale in the heart of the Three Valleys



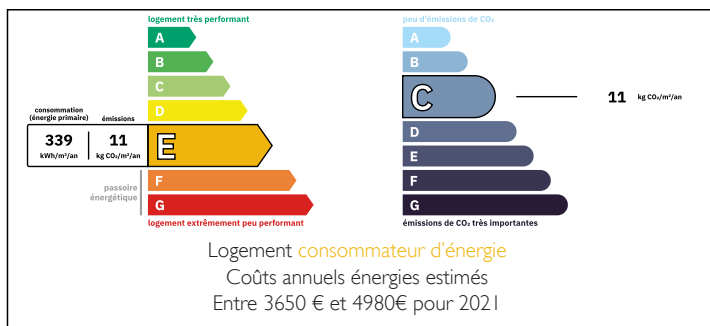
## INFORMATION

Town:	Saint-Martin-de-Belleville
Department:	Savoie
Bed:	4
Bath:	3
Floor:	180 m2
Plot Size:	17 m2

## IN BRIEF

Nestling in the village of Saint Marcel, this Savoyard chalet is a haven of peace for those seeking both adventure and tranquility. This charming home perfectly combines rustic charm and comfort. The property comprises 4 bedrooms, a living room opening onto the kitchen with dining area and lounge, two WCs, three bathrooms, a mezzanine, a separate apartment with a double bedroom and a blind bunk room and a garage.

## 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 habitation: EUR

## NOTES

## DESCRIPTION

As you approach, you'll discover a picturesque exterior of wood and local stones. The main part of the chalet features a spacious and welcoming living area with beamed ceilings. Large windows offer panoramic views of the surrounding alpine landscape and allow natural light to cascade in.

On the ground floor you will find the cellar and the outdoor garage.

On the first level you'll find a long hallway leading to the 3 spacious bedrooms, a WC and a modern bathroom with shower and bath, ideal for relaxing after a day on the slopes.

The master suite is over 15m<sup>2</sup> and has a double bed and en-suite shower room. The other two bedrooms of 12 and almost 15m<sup>2</sup> offer comfortable accommodation for family or guests, with elegant furnishings and picturesque views.

On the second level, with a floor area of over 55m<sup>2</sup>, the heart of the house lies in the kitchen and dining room equipped with a generous dining table creating the perfect ambience for après-ski gatherings or dinners with family and friends.

Step out onto the terrace offering a serene place to soak up the views while surrounded by the tranquility of the village. A shower room with WC and laundry room add to this cosy space.

Finally, on the third and top floor, a bedroom under the roof completes the chalet like a charming little nest.

One of the features of this chalet is its independent apartment of around 40m<sup>2</sup>, also on the ground floor,...