

Unique opportunity of a mountain alpage chalet for sale in the 3 Valleys above St Martin de Belleville

EXCLUSIVE



INFORMATION

Town:	Saint-Martin-de-Belleville
Department:	Savoie
Bed:	1
Bath:	1
Floor:	58 m2
Plot Size:	108 m2



IN BRIEF

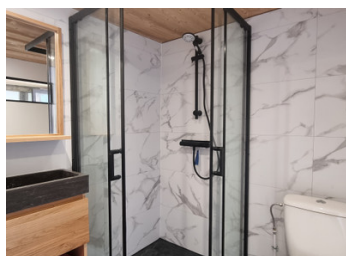
Fantastic opportunity to acquire a mountain alpage chalet which has been recently renovated in 2023 situated in a beautiful little hamlet called La Gittaz which looks over towards St Martin de Belleville in the Three Valleys. This is a beautiful little haven where shepherds once lived during the summer months to look after their livestock. It sits at an altitude of 1500m in the Belleville Valley surrounded by stunning landscape. It is accessible during the summer months via a well maintained 4x4 track.

ENERGY - DPE

DPE not required.

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

The alpage is split on three levels with a vaulted cellar area on the ground floor, an open living space on the middle floor with access onto a large terrace and a mezzanine level above. The alpage measures approximately 58m² of which 7m² is under the height of 1m80 on the mezzanine level. The vaulted cellar measures an additional 18m².

The alpage has been renovated with great care in 2023 complete with a welcoming open plan living area with a cosy lounge and a wood burning stove. On this floor, the alpage is equipped with a fully functioning kitchen with immediate hot water and a gas cooker. There is also a beautifully decorated shower room complete with WC. On the mezzanine level, you will find a cosy sleeping area.

The vaulted cellar has not been renovated.

There is also a fantastic terrace with stunning views of the Belleville Valley which is a great asset to this little idyllic property situated in a little hamlet called La Gittaz perched on the mountainside at an altitude of 1500m.

The chalet is situated in a very sunny area and is accessible during the summer via a 4x4 track or by ski touring during the winter months. Please note that mountain alpages are primarily for spring/summer/autumn usage given the location and the difficulty of access during the winter months. The great advantages of this alpage is the magnificent views of the surrounding mountains and its tranquility.

The alpage is conveniently linked to...