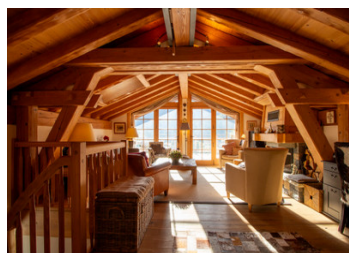


Exclusive 4-bedroom ski chalet with fantastic views in the heart of Saint Martin de Belleville – Three Valleys

EXCLUSIVE



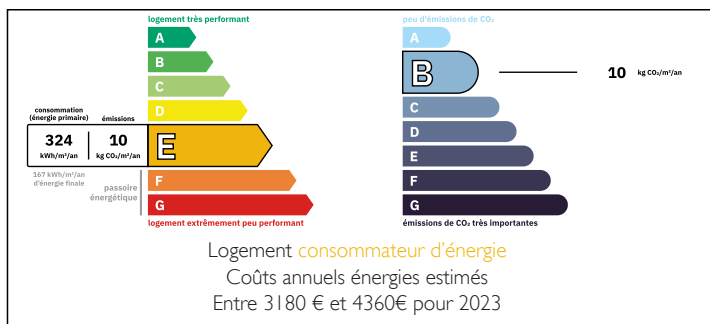
## INFORMATION

Town:	Saint-Martin-de-Belleville
Department:	Savoie
Bed:	4
Bath:	4
Floor:	165 m2
Plot Size:	100 m2

## IN BRIEF

This beautifully crafted chalet of over 165sqm is situated in the heart of the authentic alpine ski village of Saint Martin de Belleville in the Three Valleys. Built in 2009 by a renowned local developer, this chalet offers modern comfort, a charming Alpine design, in a privileged location just a short stroll to the restaurants and ski lifts of Saint Martin de Belleville linking to the vast Three Valleys ski area. The chalet features 4 ensuite bedrooms, a spacious terrace with breathtaking southwest facing mountain views, a private garage, a large cellar/private ski room with ample storage space. The chalet also boasts a TV room which could be converted into a 5th bedroom for additional sleeping accommodation.

## 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 foncière: 2049 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Positioned in the heart of Saint Martin de Belleville, this property is a rare opportunity of a 4-bedroom ski chalet offering the perfect combination of Alpine charm and modern luxury. Constructed by a reputable local developer in 2008-2009, this chalet is part of an exclusive cluster of three chalets in a small development named "Les Chalets de la Duche". Spanning 165m<sup>2</sup> of habitable living with an additional 11sqm of useable space under 1m80, this chalet over three floor is perfect for families and groups seeking a comfortable mountain retreat within just 400 metres flat stroll to the ski lifts of Saint Martin.

The top floor boasts an inviting open-plan living area with a cozy lounge, a fireplace, a fully equipped kitchen, and a dining area, all under a stunning timber structure. The space opens onto a generous 17m<sup>2</sup> terrace, ideal for outdoor dining and relaxing and boasting panoramic views of the surrounding mountains. A guest WC and cloakroom complete this level.

On the lower ground floor, you will find the master bedroom with an ensuite bathroom and direct access to a garden terrace. Two additional double bedrooms, both with ensuite facilities, ensure comfort and privacy for all guests.

The basement floor features a TV/playroom, providing additional sleeping capacity, along with a fourth double bedroom with an ensuite bathroom. A laundry room and additional storage space are also located on this floor.

The chalet also comes with a private garage, a large cellar for ski equipment and bikes,...