

Fantastic, remote mountain hut for sale above St Martin de Belleville (3 Valleys)



INFORMATION

Town:	Saint-Martin-de-Belleville
Department:	Savoie
Bed:	0
Bath:	0
Floor:	65 m2
Plot Size:	7282 m2

IN BRIEF

Incredible opportunity to buy an entirely standalone mountain refuge with stunning views, the feeling of pure isolation and yet within 600m of the pistes and ski lift!



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

Set over 2 floors, totalling around 65 square meters, this montagnette is very much a rarity to the market.

Montagnettes such as this often have no existing windows (which is very difficult to get around to add new ones in) and much more difficult access, making this a fabulous opportunity for someone looking for a remote hideaway.

The current owner uses the top floor as the living floor, with the bottom floor currently storage, but this will be emptied before selling, at which point, more could potentially be made of this area.

On foot (in the absence of snow), the nearest ski lift (St Martin Express, plus 2 restaurants) is around a 7-minute, flat walk away (560m), but the relief of the terrain means that it is completely hidden from view.

It currently has no amenities, although there is a spring close to the property for water provision, and a new owner could potentially look to install some form of rudimentary facilities.

The ski area of the 3 Valleys is world-renowned for its sheer size and variety of pistes, and the resorts can be accessed in around 2 hours from the main airports (Geneva, Lyon and Grenoble).

For more information on this property or the Belleville Valley portfolio, please do not hesitate to get in touch.

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