

## Affordable luxury: Standalone 5-bedroom chalet for sale close to St Martin de Belleville (3 Valleys)



## INFORMATION

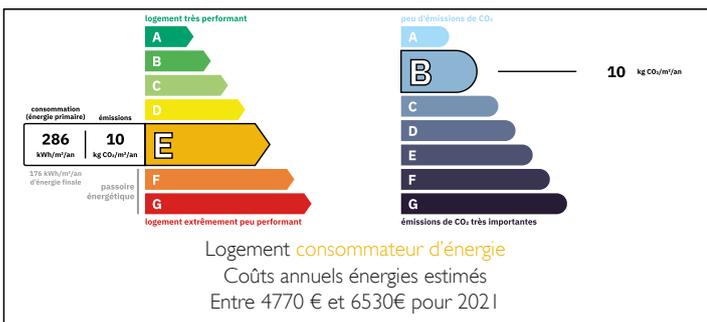
Town:	Saint-Martin-de-Belleville
Department:	Savoie
Bed:	5
Bath:	5
Floor:	230 m <sup>2</sup>
Plot Size:	100 m <sup>2</sup>



## IN BRIEF

Sitting in a central spot within a small satellite hamlet of St Martin de Belleville, called La Combe, this chalet is a wonderful alternative to the much smaller options within the ski resort itself for the price point. With 5 spacious bedrooms able to accommodate large numbers of people, this could work as a family chalet, an investment opportunity for rentals, or a mix of the two.

## 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

Set over around 230 square metres, this is a generously proportioned chalet with a cosy atmosphere. The property furniture can be included in negotiations, meaning it can be ready to use immediately.

Entering on the lower ground floor from one of the chalet's private parking spaces, you have 2 bedrooms with en-suite facilities accessed from either side of the noteworthy spiral staircase that spans the property. The entrance hall itself is large, with plenty of storage space, and makes a feature of some of the exposed brickwork and vaulted ceilings typical to barns of the valley.

The first floor is dedicated entirely to the living areas: There is a comfortable living room area with sofas, a good-sized dining table with seating, and finally the kitchen - all of which have access to a south-facing balcony. The kitchen is fully equipped and modern and has a very practical adjoining pantry with further storage solutions and the chalet's washing machine.

There is a communal WC on this level as well, which is ideal when entertaining.

The top floor of the chalet houses the 3 remaining bedrooms, all of which are light and spacious. Two of the bedrooms have compact shower rooms (with WC) and the larger bedroom also has a larger bathroom with a bathtub and separate shower.

In addition to all the habitable internal space, the property also benefits from a garden to the front which is a great spot in the spring and summer for a barbecue or eating..

## LOCAL TAXES

Taxe habitation: EUR

## NOTES