

Rare opportunity to purchase constructible land with panoramic views 1km from Saint Martin - 3 Valleys



## INFORMATION

Town:	Saint-Martin-de-Belleville
Department:	Savoie
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	1254 m2

## IN BRIEF

This 1254m<sup>2</sup> plot of constructible land situated in the traditional alpine village of Le Chatelard offers an outstanding investment opportunity. Located just 1 km from Saint Martin de Belleville and the renowned Three Valleys ski area, the property includes an existing village house and garage, ideal for redevelopment or expansion. Enjoy breathtaking, panoramic mountain views and the charm of an authentic Savoyard village, all while being within easy reach of world-class skiing.

## 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.

## DESCRIPTION

Situated in the picturesque village of Le Chatelard, this unique 1254m<sup>2</sup> plot of land in Zone UD offers a rare opportunity to build your dream alpine retreat in the very heart of the French Alps. Currently featuring a village house and a garage, the plot's constructible status presents enormous potential for development. With its elevated position, the property enjoys panoramic views across the Belleville Valley.

The location is prime: just 1 km from the vibrant and year round village of Saint Martin de Belleville, offering easy access to the lifts that connect to the world renowned Three Valleys ski area. Le Chatelard itself is a tranquil village, steeped in tradition, that offers a peaceful atmosphere while being moments away from bar, restaurants and boutiques that Saint Martin has to offer. Whether for seasonal tourism rentals or as a luxury mountain escape, this property is a perfect choice for those looking to invest in a high-demand area with year-round appeal.

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

## LOCAL TAXES

**Taxe habitation:** EUR

## NOTES