

Charming 2 bedroom village house to refresh in the heart of the Three Valleys offering attic space to convert

EXCLUSIVE



## INFORMATION

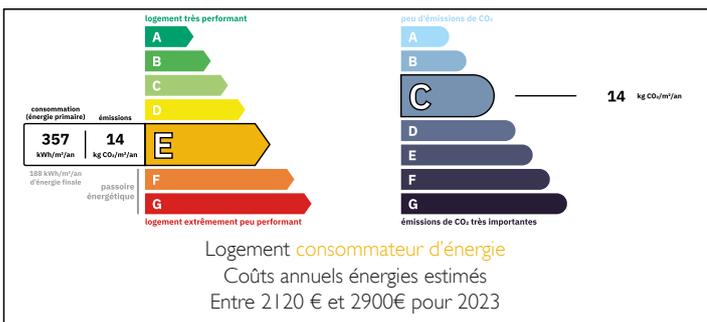
Town:	Saint-Jean-de-Belleville
Department:	Savoie
Bed:	2
Bath:	1
Floor:	65 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>



## IN BRIEF

Situated in the picturesque hamlet of La Flachère, this partly habitable village house offers a living room with open-plan kitchen, two bedrooms, a bathroom, a separate WC, an attic to be converted, and a characterful vaulted cellar. It also boasts a large private parking area of 97 m<sup>2</sup>, a rare advantage in this mountain location.

## 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

This authentic village house offers the charm of the old with the comfort of immediate use, while leaving room for modernisation.

On the ground floor, you are welcomed by an open-plan living area that serves as the heart of the home, complemented by a bathroom and a practical storage space in the entrance.

A few steps lower, a separate WC enhances functionality.

The first floor accommodates two bedrooms, perfectly liveable yet ready to be refreshed to your style.

Above, a 45 m<sup>2</sup> attic awaits conversion, providing an exciting opportunity to expand the living space into a master suite, additional bedrooms or a cosy retreat.

Below, the property hides a beautiful vaulted cellar, full of character and ideal for storage or to create a unique feature.

Outdoors, a generous 97 m<sup>2</sup> private parking area is a real asset, ensuring convenience in a village where such space is highly sought-after.

## LOCAL TAXES

**Taxe foncière: 500 EUR**

**Taxe habitation: EUR**

## NOTES

La Flachère is a traditional Savoyard hamlet nestled in an unspoilt natural environment, just a few minutes from renowned ski resorts such as Saint-Martin-de-Belleville and Les Menuires in the Three Valleys. Here, you will enjoy a peaceful lifestyle while staying close to all the services and pleasures the mountains have to offer. Both in summer and winter, the Belleville Valley is a paradise for outdoor enthusiasts, offering skiing, hiking, mountain biking, local gastronomy and the discovery of authentic alpine traditions. It's a place where life is good and where nature lovers as well as mountain enthusiasts will be...