

## 4-bedroom Ski Chalet for sale with panoramic views and an expansive garden in Saint-Marcel, 3 Valleys

### EXCLUSIVE

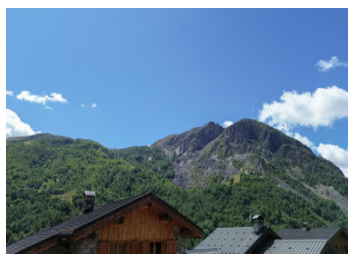
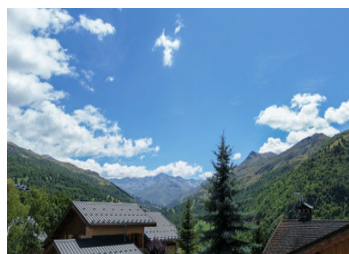


### INFORMATION

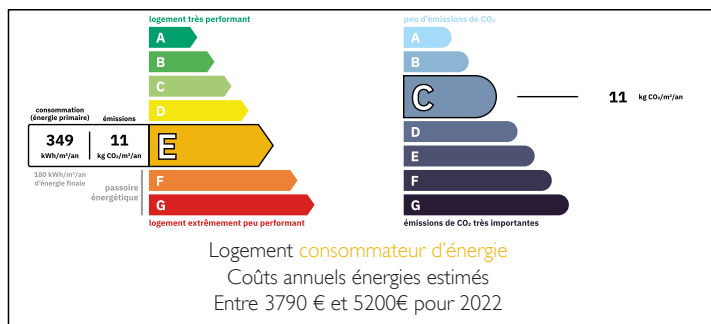
Town:	Saint-Martin-de-Belleville
Department:	Savoie
Bed:	4
Bath:	3
Floor:	157 m2
Plot Size:	688 m2

### IN BRIEF

This charming standalone chalet is split over three levels with a habitable surface area of 157m2 and features 4 spacious double bedrooms, a sauna, garage (additional 29m2), open plan living area with stove, a spacious garden and beautiful mountain views. Tucked away in the peaceful hamlet of Saint-Marcel, the chalet is ideally located just minutes from world-class skiing in the Three Valleys with a free ski bus less than 150metres from the chalet.



### 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:** 1494 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Situated in the heart of the Belleville Valley, this beautifully appointed chalet blends traditional alpine charm with modern comfort.

The ground floor of the chalet is all about convenience with a spacious garage, a ski room area, laundry facilities, and a sauna. Step outside to a private courtyard and ample parking to the front of the chalet.

On the first floor of the chalet, you will find the heart of the house with a recent new kitchen which flows into a dining area and cosy living room with a fireplace. French windows lead onto a sunlit terrace and a spacious garden – the perfect spot for morning coffee with mountain views or long summer lunches. This level also hosts a comfortable bedroom, shower room, and separate WC.

On the top floor, you'll find a master suite with a modern, ensuite shower room and two spacious bedrooms with a shared bathroom with separate WC.

The surrounding garden offers room to expand with a beautiful panorama of the mountains – a rare luxury in such a tranquil setting.

Saint-Marcel is a picture-perfect Savoyard village famed for its peaceful atmosphere, historic charm, and Michelin-starred dining. Just 2 km from Saint-Martin-de-Belleville and 5 km from Les Menuires, with the free ski bus less than 150metres away, you have instant access to the vast Three Valleys ski area – the largest ski area in the world - while returning each day to your own serene alpine hideaway.

For more information about this chalet...