

## Exceptional Piste-Side Ski Chalet in the heart of Saint Martin de Belleville with remarkable panoramic views



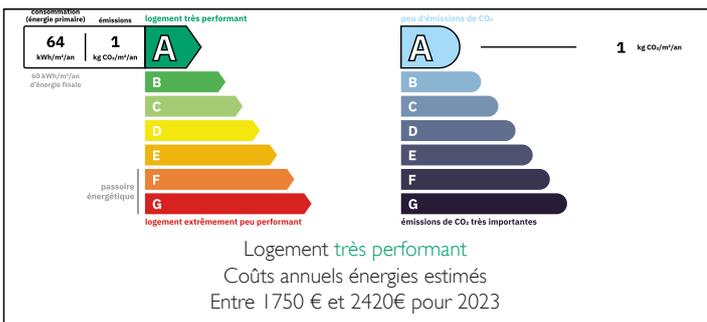
## INFORMATION

Town:	Saint-Martin-de-Belleville
Department:	Savoie
Bed:	6
Bath:	7
Floor:	351 m2
Plot Size:	540 m2

## IN BRIEF

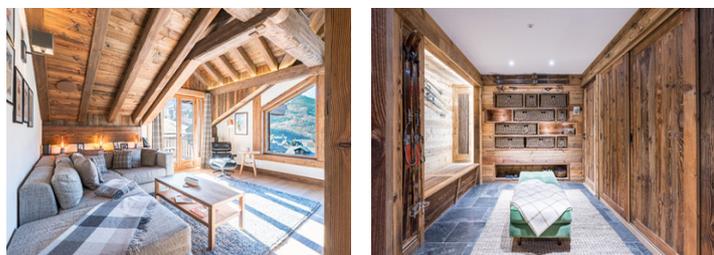
This exceptional piste-side ski chalet in Saint Martin de Belleville, built in 2014 by renowned local developer and boasting an excellent A-rated energy performance, offers luxurious alpine living in a peaceful, elevated setting. The chalet spans over 530sqm which includes over 140sqm in garages. The spacious open-plan living area features a fireplace, bar, large wine cellar and expansive south-west-facing windows opening onto a stunning terrace with an outdoor fireplace and jacuzzi. The chalet includes a master suite, five further en-suite bedrooms, a wellness area with sauna and hammam, an office, a second lounge/snug and generous parking including a unique car lift and underground garage. With panoramic mountain and village views and true ski-in/ski-out access, this chalet is a very rare and exceptional additional to the real estate market in the Three Valleys.

## 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 in a peaceful, elevated position overlooking the mountains, the village of Saint Martin de Belleville and the village ski slope, this remarkable chalet combines refined alpine craftsmanship with rare ski-in/ski-out access and an excellent A-rated energy performance.

On the ground floor, the chalet welcomes you with generous parking and storage facilities, including a two-car garage equipped with a car lift to the lower level, and an additional covered outdoor parking area. A warm and practical entrance hall leads to a spacious ski room and a guest WC, perfectly suited to mountain living.

The lower ground floor is centred around an impressive underground garage accessible via the car lift or an internal staircase. This level also houses the technical rooms, including the pellet silo that contributes to the chalet's outstanding energy efficiency.

The first floor is the heart of the home: a magnificent open-plan living area where natural light pours through large south- and west-facing windows. A welcoming lounge with fireplace flows seamlessly into the dining area, the fully equipped kitchen, a sociable bar corner and an exceptional, oversized wine cellar. The space opens onto a beautiful wooden terrace with an outdoor fireplace and jacuzzi, offering an idyllic setting for both winter evenings and sunny alpine afternoons.

On the second floor, the night spaces are designed for comfort and privacy. The master suite features a dressing room and an elegant en-suite bathroom, while two additional double bedrooms each have their own en-suite facilities. This level also includes a...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES