

## Superb potential: 3-bedroom house with terrace, garage & loft for conversion in St Jean (3 Valleys)



## INFORMATION

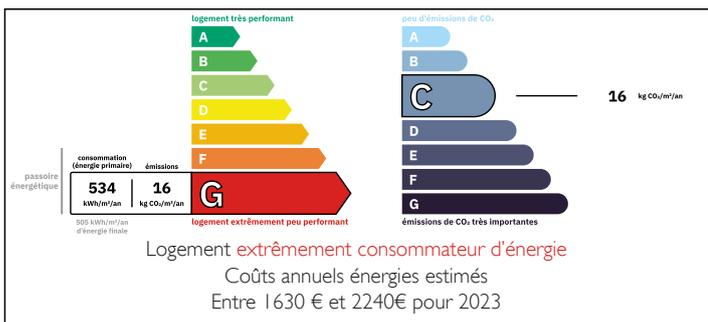
Town:	Les Belleville
Department:	Savoie
Bed:	3
Bath:	1
Floor:	70 m <sup>2</sup>
Plot Size:	29 m <sup>2</sup>

## IN BRIEF

Less than a 15-minute drive (9 km) from St Martin de Belleville and the lift system of the world-famous Three Valleys, this property is a fantastic entry-level opportunity to potentially create a high-end property with cellar, garage and terrace with incredible views across to Mont Blanc. If renovated, the loft space above could provide an exceptional addition, and there could be the possibility to include a balcony to make the most of the lofty viewpoint.



## 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

Entering into the property on the ground level, you find the open-plan kitchen and dining area, with wood-burning stove. The bathroom and a first bedroom are accessed also from this level, which benefits from lots of light, in no small part due to the glazed front doors which bathe the property in morning sunshine.

The first-floor houses 2 large double bedrooms – one of which has a balcony on the east side of the property with more of the 180° views across the valley.

In front of the property there is a fantastic outdoor terrace area of around 29m<sup>2</sup>, a cellar below the house of around 19m<sup>2</sup> and to the rear of the property there is a private garage – ideal for parking and/or storage.

The loft space is accessed currently via the garage, and this could be converted into around 40m<sup>2</sup> of further habitable space – potentially opening up onto a wraparound balcony that would have some incredible views.

The village of St Jean is predominantly inhabited by local families, but there are an increasing number of holiday homes here, both for personal use and rentals, so there could be the chance to recoup some of the investment through letting the property when not used, if that might be of interest.

With the amenities of Moutiers just 13km down the hill (around 18-minutes' drive), the village is well-placed for both skiing and living, and your money goes a lot further in St Jean than in villages higher up...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES