

## GREAT OPPORTUNITY - Walls + business for sale, in the heart of Saint Martin de Belleville, Three Valleys



## INFORMATION

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|--------------------|-----------------------------------|
| <b>Town:</b>       | <b>Saint-Martin-de-Belleville</b> |
| <b>Department:</b> | <b>Savoie</b>                     |
| <b>Bed:</b>        | <b>0</b>                          |
| <b>Bath:</b>       | <b>0</b>                          |
| <b>Floor:</b>      | <b>61 m2</b>                      |
| <b>Plot Size:</b>  | <b>0 m2</b>                       |

## IN BRIEF

Located in the heart of Saint Martin de Belleville, this commercial property is arranged over two levels. It includes a main space of approximately 31 m<sup>2</sup> on the ground floor, ideal for welcoming customers, as well as a storage area of around 30 m<sup>2</sup> in the basement, offering convenient space for stock or the possibility of creating an additional workspace.

## 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

Ideally situated in the heart of Saint Martin de Belleville, this commercial unit offers a warm and authentic setting for undertaking a professional activity.

The ground floor space of 31m<sup>2</sup>, serves as the main area of focus of the premises. Bright and easy to configure, it allows for an optimal layout of products and/or services. Neither too large nor too small, it promotes friendly interaction with customers whilst also enabling the flow of people.

In the basement, a 30m<sup>2</sup> storage area equipped with a toilet, completes the property. This space is ideal for stocking goods, setting up a small workshop, or organizing back-office operations.

The premises offer strong potential for a seasonal or year-round business, with the village attracting lots of visitors in addition to the full-time local community.

Nestled in the heart of the Alps, the authentic village of Saint Martin de Belleville charms visitors with its Savoyard character, peaceful streets, and welcoming atmosphere. Directly linked to the 3 Valleys ski area, it attracts both French and international guests each year, drawn to its exceptional setting. The village combines the traditional spirit of mountain hamlets with the vibrancy of a lively resort, shaped by the rhythm of the seasons. An ideal location for developing a commercial activity supported by strong, diverse, and loyal tourism.

Please see my portfolio for all our businesses in the Belleville Valley.

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Co-owned building of 27 units  
Provisional annual charges: 1400€

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Information about risks to which this property is exposed is available on the Géorisques...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES