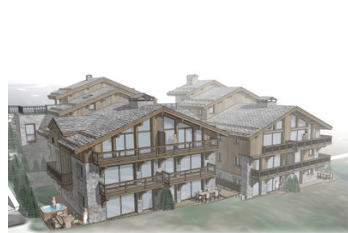


**B5 : A beautiful duplex penthouse apartment in St Martin with cathedral ceilings and magnificent views**

## INFORMATION

<b>Town:</b>	<b>Saint-Martin-de-Belleville</b>
<b>Department:</b>	<b>Savoie</b>
<b>Bed:</b>	<b>4</b>
<b>Bath:</b>	<b>3</b>
<b>Floor:</b>	<b>114 m2</b>
<b>Outside Space:</b>	<b>10 m2</b>



## IN BRIEF

Perched in the heart of the charming Alpine village of Saint-Martin-de-Belleville, this exceptional new-build duplex penthouse offers a rare blend of contemporary luxury and authentic mountain living.

Spanning the top floors of an exclusive residence with over 114 sqm of total living space, this stunning four-bedroom apartment has been designed to maximize light, space, and breathtaking surroundings. Magnificent cathedral-style floor-to-ceiling windows flood the living area with natural light while framing spectacular panoramic views of the surrounding mountains and village rooftops.

## 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

This new build apartment offers an impressive open-plan living and dining area with high ceilings, creating a striking sense of volume and elegance. High-end finishes and carefully selected materials combine modern comfort with refined alpine character. A fully equipped premium kitchen seamlessly integrates into the living space, ideal for entertaining or relaxing after a day in the mountains.

The property offers four beautifully appointed bedrooms, providing generous accommodation for family and guests. Each space has been thoughtfully designed for comfort, privacy, and style, complemented by luxurious bathrooms and ample storage.

Located in the sought-after village of Saint-Martin-de-Belleville, part of the world-renowned Les Trois Vallées ski area, the residence is situated just 250 metres from the ski lift which enjoys a peaceful yet central setting with easy access to skiing, fine dining, and year-round mountain activities.

The development is delivered by a reputable developer known for high-quality alpine residences. Owners also have the opportunity to benefit from the recovery of 20% VAT when the property is placed in a managed rental programme under the Convention Loi Montagne.

This remarkable duplex penthouse represents a unique opportunity to own a sophisticated alpine retreat combining exceptional views, elegant architecture, and premium finishes in one of the Alps' most desirable destinations.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES