

A rare opportunity for sale - A Mountain Alpage situated above St Martin de Belleville in an idyllic setting



INFORMATION

Town:	Saint-Martin-de-Belleville
Department:	Savoie
Bed:	2
Bath:	0
Floor:	113 m2
Plot Size:	8466 m2



IN BRIEF

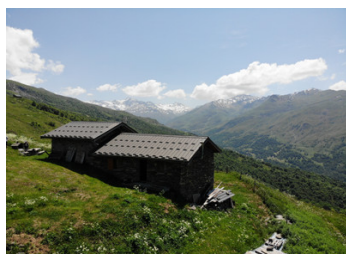
Set in a truly idyllic alpine setting above St Martin de Belleville, this rare mountain alpage offers an exceptional opportunity to own a characterful property in one of the most sought-after areas of the French Alps. Positioned in a peaceful and unspoilt environment, the chalet enjoys both privacy and accessibility. You can access the mountain alpage either on foot or by 4x4 during the summer months. The property is also located a short distance from the ski slopes however it is important to note that mountain alpages are destined for use outside the winter season.

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

Surrounded by breathtaking natural scenery, the property benefits from panoramic mountain views and an immediate connection to the outdoors. In both winter and summer, the setting is equally enchanting—whether for skiing, hiking, or simply enjoying the tranquillity of the alpine landscape.

The chalet itself has been thoughtfully renovated to a charming rustic standard, retaining its authentic alpine character with traditional materials. It offers a comfortable base already, while still presenting exciting scope for further enhancement. There is clear potential to reconfigure or upgrade the property, subject to the necessary permissions, allowing a future owner to create a bespoke mountain retreat tailored to their vision.

Practical features include running water and solar panels, offering a degree of self-sufficiency and aligning with an increasingly sought-after eco-conscious lifestyle in the mountains. This balance of authenticity and sustainability adds to the property's unique appeal.

Opportunities such as this are increasingly rare—combining a privileged location, traditional charm, and genuine development potential. Whether as a private escape or a family mountain home, this alpine property represents a compelling and versatile offering in the heart of the Three Valleys region.

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