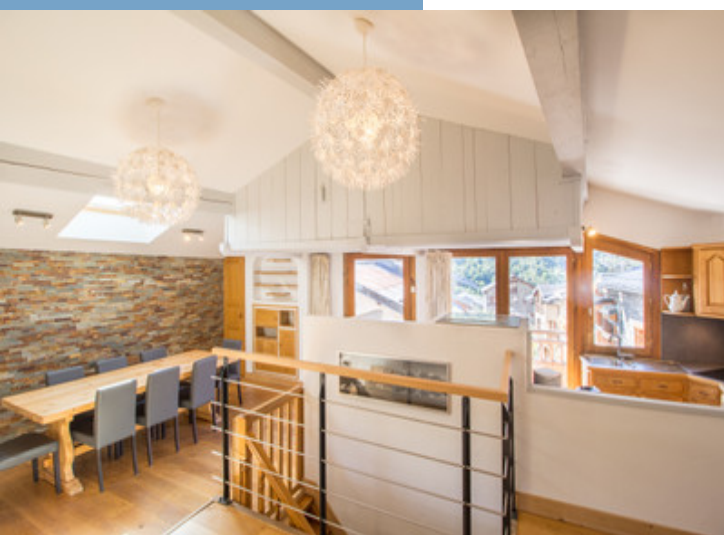




## BEAUTIFUL STANDALONE CHALET FOR SALE IN THE THREE VALLEYS, FEATURING AN APARTMENT

BEAUTIFUL STANDALONE  
CHALET FOR SALE IN THE  
THREE VALLEYS,  
FEATURING AN  
APARTMENT ...



PROPERTY FACT FILE	
REFERENCE	A2437   LDS73
PRICE	€ 1,265,000 £ 1,088,596* <small>*agency fees to be paid by the seller</small>
BEDROOM	3
BATHROOM	2
ACCOMMODATION	100 m <sup>2</sup>
LAND	0 m <sup>2</sup>
TOWN	Saint-Martin-de-Belleville
DEPARTMENT	Savoie
LOCATION	Ski
TYPE	Maison de Vacances, Family Home
CONDITION	Good condition
FEATURES	Detached, Mountain view
<small>*Price based on current exchange rate which is subject to change</small>	





BEAUTIFUL STANDALONE  
CHALET FOR SALE IN THE  
THREE VALLEYS,  
FEATURING AN  
APARTMENT ...

Ref : A24371LDS73

This lovely, independent chalet is located in the traditional village of Saint Marcel in the heart of the Belleville Valley, just 1km from Saint Martin de Belleville with access to the full 3 Valleys ski area. The chalet features 2 bedrooms, a terrace with beautiful views across the surrounding mountains, two cellars and a one-bedroom additional

## DESCRIPTIF

This 100 m<sup>2</sup> chalet is spread over three levels. As you enter the chalet on the first floor, you will find a beautiful entrance hall leading to two bedrooms, a bathroom, a W/C and a utility room.

The second level of the chalet comprises the main room of around 38m<sup>2</sup> with kitchen and access to the terrace, dining room and double lounge.

On the ground floor of the property, you will find the one-bedroom flat of around 23m<sup>2</sup>, ideal for guests or for additional rental income during the season. The apartment is currently habitable, but could use a freshen up.

Access to the cellars is from the road outside.

The chalet offers scope for habitable surface extension and conversion.

Set in the traditional hamlet of Saint Marcel, the chalet is in a dream location, enjoying the calm and relaxed lifestyle of a beautiful, traditional mountain hamlet, whilst being just a stone's throw from the year-round village of Saint Martin, with its shops, bars, restaurants and access to the largest connected ski area in the world. If that hasn't already whetted your appetite, Saint Marcel also boasts the Michelin star restaurant, La Bouitte.

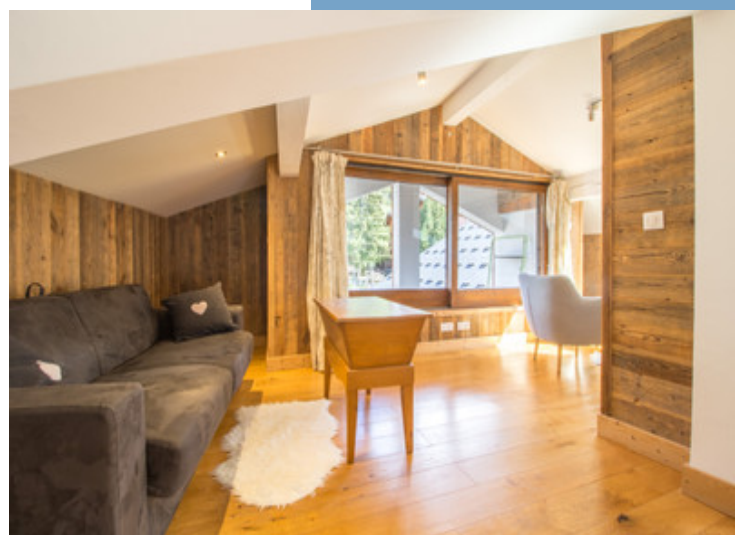
Please see my portfolio for all our ski properties in the Belleville Valley.

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A24371LDS73>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

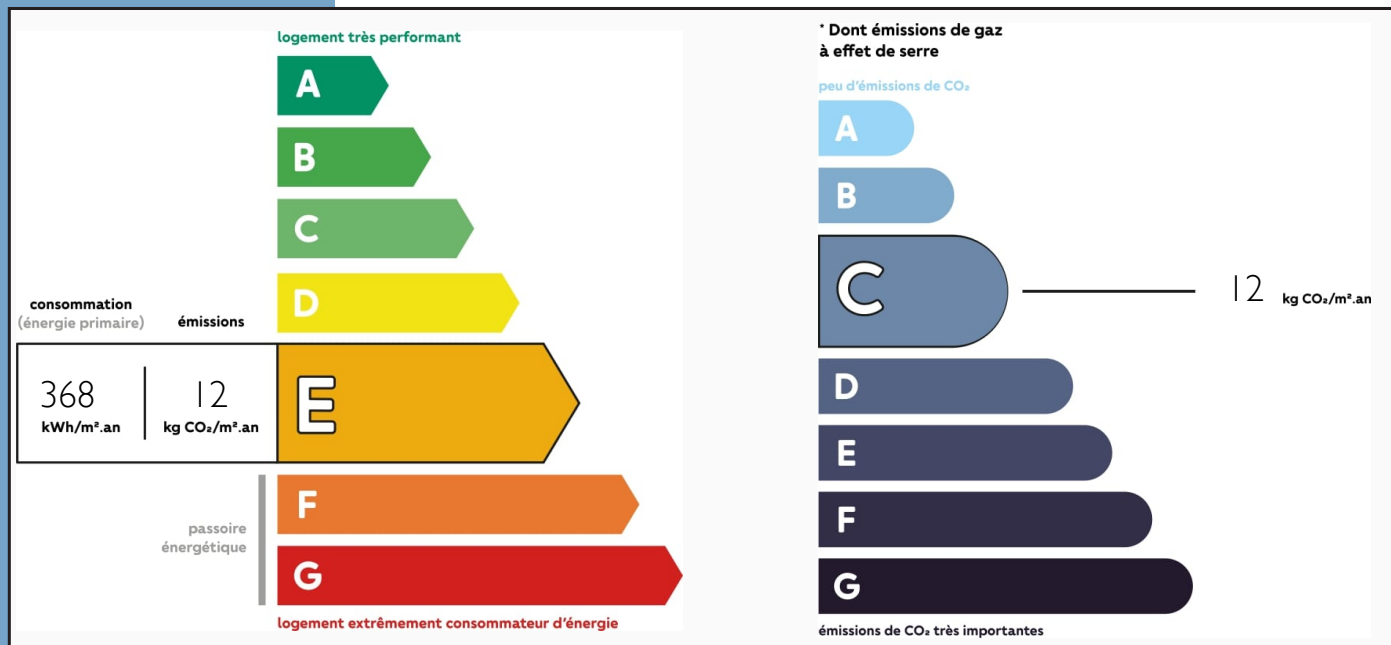
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

BEAUTIFUL STANDALONE  
CHALET FOR SALE IN THE  
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Ref : A24371LDS73

## ENERGIE-DPE



## NOTICE

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A24371LDS73  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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