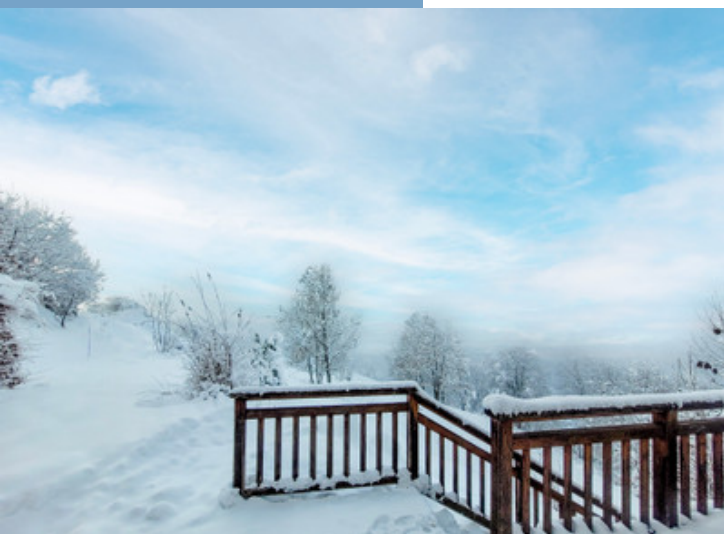




## BEAUTIFUL CHALET FOR SALE IN THE THREE VALLEYS, FEATURING AN APARTMENT AND LAND



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



PROPERTY FACT FILE	
REFERENCE	A24550LDS73
PRICE	€ 1,640,000 £ 1,410,318* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	2
ACCOMMODATION	213 m <sup>2</sup>
LAND	835 m <sup>2</sup>
TOWN	Saint-Martin-de-Belleville
DEPARTMENT	Savoie
LOCATION	Ski
TYPE	Maison de Vacances, Family Home
CONDITION	Good condition
FEATURES	Mains Drains, Garage, Mountain view
<small>*Price based on current exchange rate which is subject to change</small>	





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This lovely 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 4 bedrooms, an additional apartment, a terrace with magnificent south-facing views across the surrounding mountains and a

## DESCRIPTIF

This semi-detached chalet over 210m<sup>2</sup> is split across three levels. On the ground floor of the property you'll find the double garage and a two bedroom apartment of circa 45 sqm, ideal for guests or for additional rental income throughout the season.

As you enter the chalet on the first floor there is a cosy living area of more than 52sqm featuring a lounge with a traditional log fire and a large kitchen with dining area opening out onto the terrace and garden. The first bedroom over 11sqm, currently used as an office, is located on this floor along with a shower room with toilet and a laundry.

The second level of the chalet features the remaining three bedrooms each with a size between 10 and 18 sqm, out of which one is an ensuite, a separate toilet, a bathroom complete with bathtub and wash basin and an open office area.

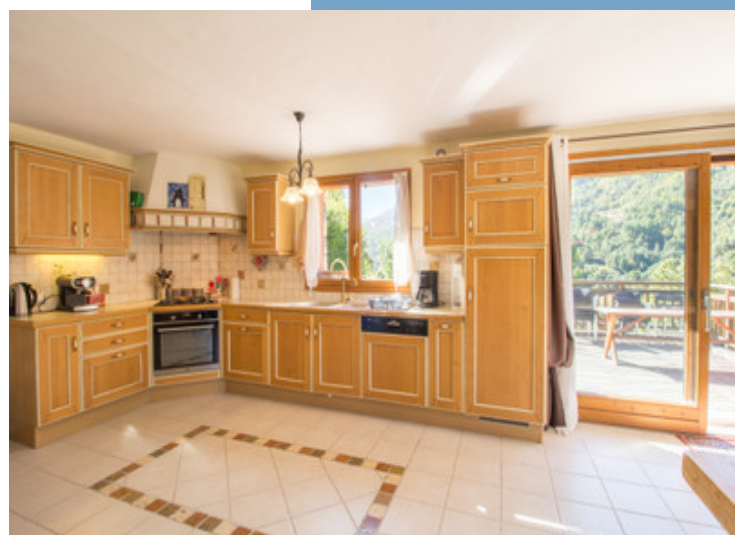
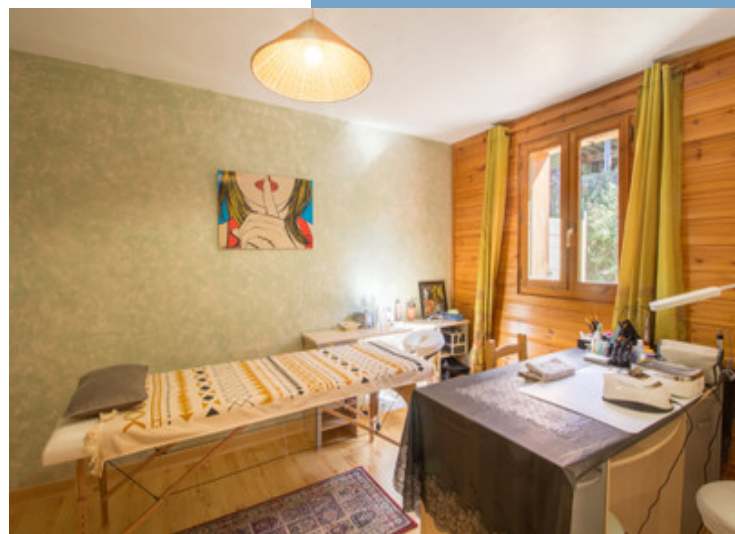
The constructible land which comes with this property offers a fantastic opportunity to complete a renovation or an extension project on this chalet, allowing the new owners to really create something special.

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.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A24550LDS73>

COMPLETE FILE AND PHOTO ON REQUEST



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

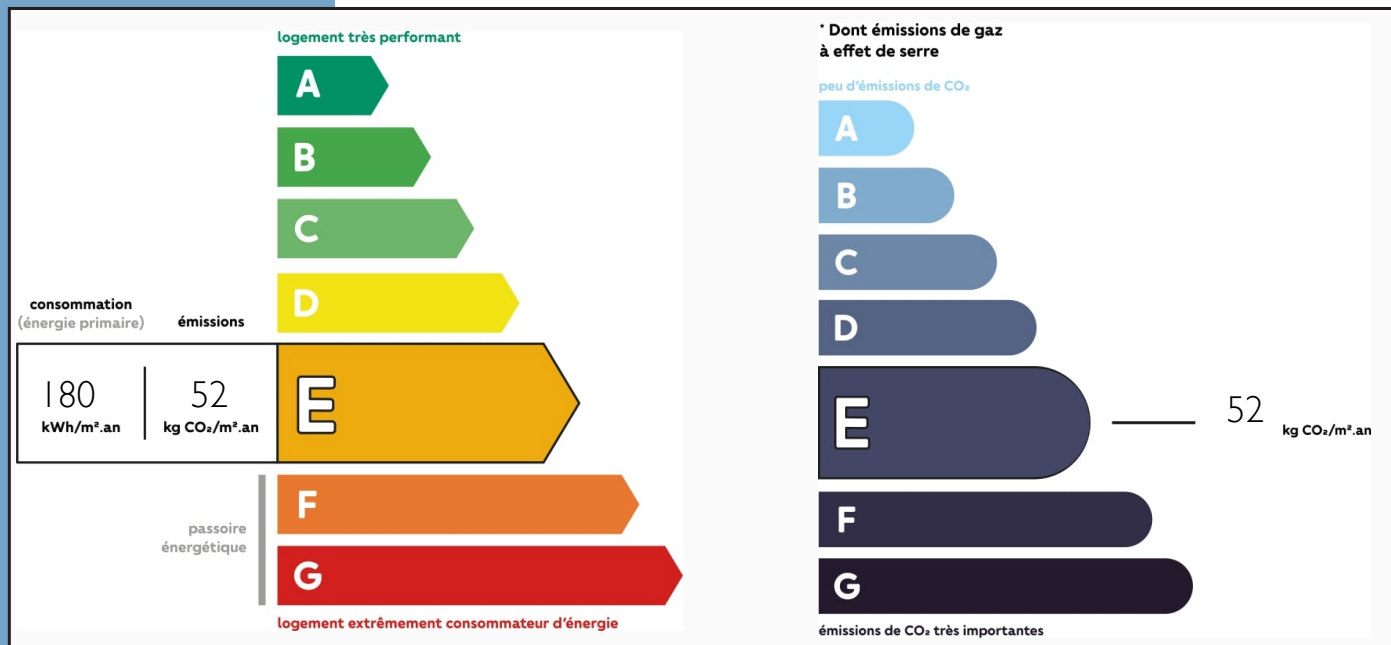
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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IN THE THREE VALLEYS,  
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AND LAND...

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

Ref : A24550LDS73

## ENERGIE-DPE



## NOTICE

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1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 : A24550LDS73  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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