



MAGNIFICENT 4 BEDROOM VILLAGE CHALET  
WITH CLEAR VIEWS, FOR SALE IN THE HEART OF  
THE THREE VALLEYS



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## PROPERTY FACT FILE

REFERENCE	A25850LDS73
PRICE	€ 2,100,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	4
BATHROOM	3
ACCOMMODATION	180 m <sup>2</sup>
LAND	17 m <sup>2</sup>
TOWN	Saint-Martin-de-Belleville
DEPARTMENT	
LOCATION	Ski
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	
FEATURES	Garage, Private parking, Close to ski resort

\*Price based on current exchange rate which is subject to change





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Nestling in the village of Saint Marcel, this Savoyard chalet is a haven of peace for those seeking both adventure and tranquility. This charming home perfectly combines rustic charm and comfort. The property comprises 4 bedrooms, a living room opening onto the kitchen with dining area and lounge, two WCs, three bathrooms, a

## DESCRIPTIF

As you approach, you'll discover a picturesque exterior of wood and local stones. The main part of the chalet features a spacious and welcoming living area with beamed ceilings. Large windows offer panoramic views of the surrounding alpine landscape and allow natural light to cascade in.

On the ground floor you will find the cellar and the outdoor garage.

On the first level you'll find a long hallway leading to the 3 spacious bedrooms, a WC and a modern bathroom with shower and bath, ideal for relaxing after a day on the slopes.

The master suite is over 15m<sup>2</sup> and has a double bed and en-suite shower room. The other two bedrooms of 12 and almost 15m<sup>2</sup> offer comfortable accommodation for family or guests, with elegant furnishings and picturesque views.

On the second level, with a floor area of over 55m<sup>2</sup>, the heart of the house lies in the kitchen and dining room equipped with a generous dining table creating the perfect ambience for après-ski gatherings or dinners with family and friends.

Step out onto the terrace offering a serene place to soak up the views while surrounded by the tranquility of the village. A shower room with WC and laundry room add to this cosy space.

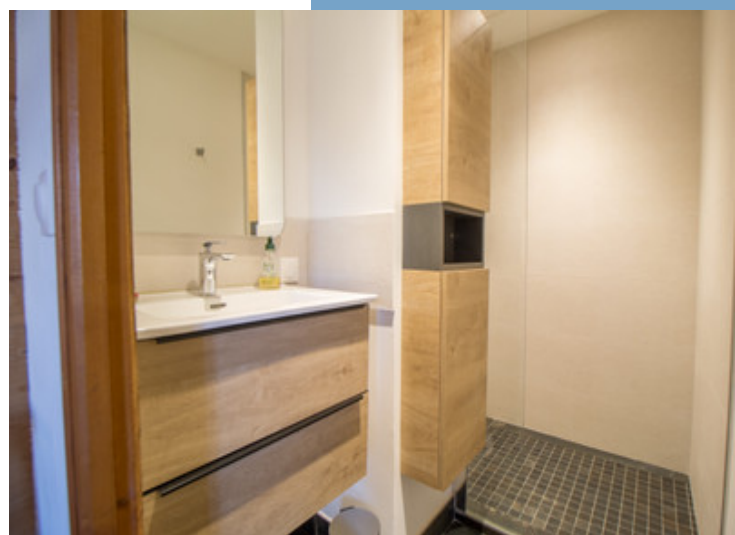
Finally, on the third and top floor, a bedroom under the roof completes the chalet like a charming little nest.

One of the features of this chalet is its independent apartment of around 40m<sup>2</sup>, also on the ground floor, which offers a private retreat for guests or an opportunity for additional rental inc

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A25850LDS73>

COMPLETE FILE AND PHOTO ON REQUEST



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

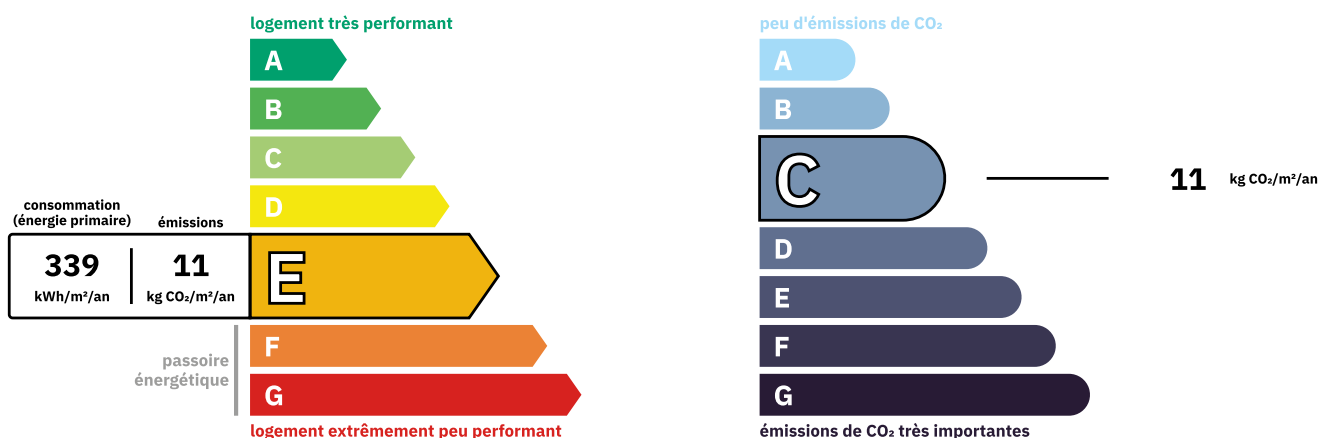
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## ENERGIE-DPE

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



Property **Energy consuming**  
Estimated annual energy costs  
between 3650 € and 4980€ for 2021

## NOTICE

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## CONTACT

Réf :A25850LDS73  
FILE COMPLETE  
AND PHOTOS  
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