LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



MODERN, SPACIOUS SKI CHALET- SLEEPS UPTO 10 PEOPLE. IDEALLY LOCATED IN LE BETTEX WITH DIRECT SKI LIFT TO 3V

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PROPERTY FACT FILE

REFERENCE	A33999EH73
PRICE	€ 1,695,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	179 m²
LAND	40 m²
TOWN	Saint-Martin-de-Belleville
DEPARTMENT	
LOCATION	Ski
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	Good condition
FEATURES	Garage, Detached, Spa

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



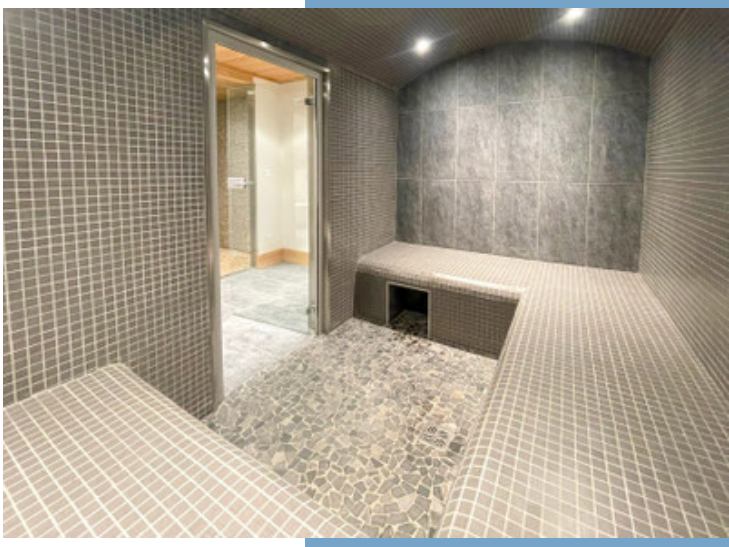
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- Le Bettex ski lift
- 3 ensuite bedrooms
- Terraces
- Private parking
- Three Valleys

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Discover this elegant, modern chalet which sleeps up to 10 people built in 2012 in the charming village of Le Bettex in the very heart of the Belleville Valley – 3 Valleys. Offering 179 m² of habitable space, complemented by an additional 24 m² under the eaves bringing the floor surface area to 203 m2, this modern property is bright, open and



DESCRIPTION

Located in the picturesque hamlet of Le Bettex in the Belleville Valley, this well constructed chalet boasts contemporary architecture, sophisticated finishes, and exceptional living spaces.

Ground Floor:
• A 19.4 m² garage, ski storage, and a laundry room
• A luxurious hammam with an Italian shower for ultimate relaxation
• A welcoming entrance hall with a staircase and guest WC
• A spacious bedroom with dressing room, private bathroom with a balneotherapy bath and separate WC



First Floor:
• A sleek, fully equipped modern kitchen opening into a dining area.
• A bright and airy living room with the option to install a central fireplace
• A cosy second lounge area that doubles as a library and TV room – perfect for unwinding

Top Floor (Under Eaves):
• Two spacious bedrooms with additional sleeping areas under the alcoves, both featuring their own en-suite bathroom with an Italian shower and separate WC

The property also offers two dedicated parking spaces within the property's co-ownership.



Nestled in the heart of the Belleville Valley, Le Bettex is a traditional alpine village renowned for its peaceful atmosphere and it's proximity to the world-class skiing of the extensive Three Valleys ski area. Also conveniently located just a short drive from the bustling resorts of Les Menuires and Saint-Martin-de-Belleville, this charming hamlet, Le Bettex, offers a perfect balance of calm and convenience. Whether you're looking for a serene mountain retrea...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A33999EH73

COMPLETE FILE AND PHOTO ON REQUEST

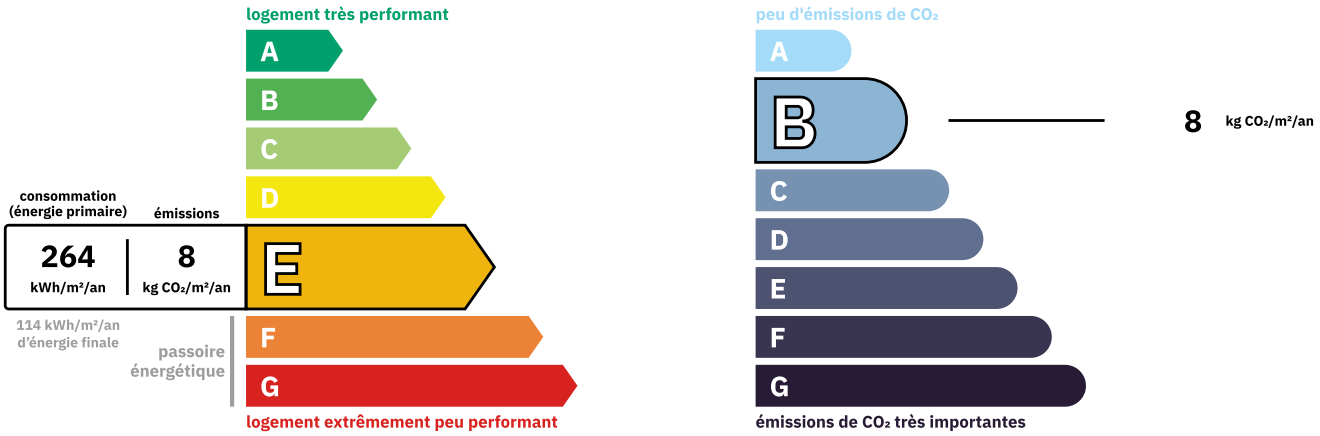
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 3550 € and 4840€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A33999EH73
FILE COMPLETE AND PHOTOS ON REQUEST

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