LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



EXCEPTIONAL PISTE-SIDE SKI CHALET IN THE HEART OF SAINT MARTIN DE BELLEVILLE WITH REMARKABLE PANORAMIC VIEWS

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PROPERTY FACT FILE

REFERENCE	A41355EH73
PRICE	€ 5,440,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	7
ACCOMMODATION	351 m²
LAND	540 m²
TOWN	Saint-Martin-de-Belleville
DEPARTMENT	
LOCATION	Ski
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	
FEATURES	Garage, Detached, Close to ski resort

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



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- Ski in ski out
- Chalet Luxury
- 6 bedrooms
- Mountain Views
- Three Valleys

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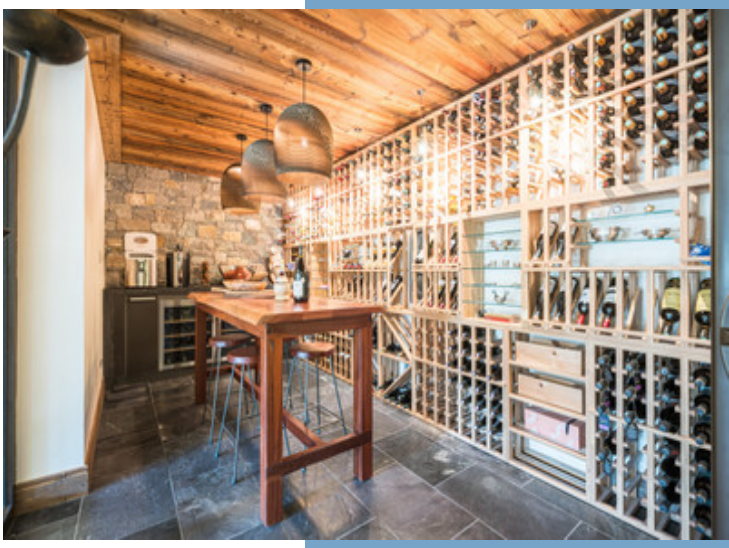
This exceptional piste-side ski chalet in Saint Martin de Belleville, built in 2014 by renowned local developer and boasting an excellent A-rated energy performance, offers luxurious alpine living in a peaceful, elevated setting. The chalet spans over 530sqm which includes over 140sqm in garages. The spacious open-plan living area



DESCRIPTION

Set in a peaceful, elevated position overlooking the mountains, the village of Saint Martin de Belleville and the village ski slope, this remarkable chalet combines refined alpine craftsmanship with rare ski-in/ski-out access and an excellent A-rated energy performance.

On the ground floor, the chalet welcomes you with generous parking and storage facilities, including a two-car garage equipped with a car lift to the lower level, and an additional covered outdoor parking area. A warm and practical entrance hall leads to a spacious ski room and a guest WC, perfectly suited to mountain living.



The lower ground floor is centred around an impressive underground garage accessible via the car lift or an internal staircase. This level also houses the technical rooms, including the pellet silo that contributes to the chalet's outstanding energy efficiency.

The first floor is the heart of the home: a magnificent open-plan living area where natural light pours through large south- and west-facing windows. A welcoming lounge with fireplace flows seamlessly into the dining area, the fully equipped kitchen, a sociable bar corner and an exceptional, oversized wine cellar. The space opens onto a beautiful wooden terrace with an outdoor fireplace and jacuzzi, offering an idyllic setting for both winter evenings and sunny alpine afternoons.

On the second floor, the night spaces are designed for comfort and privacy. The master suite features a dressing room and an elegant en-suite bathro...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A41355EH73

COMPLETE FILE AND PHOTO ON REQUEST

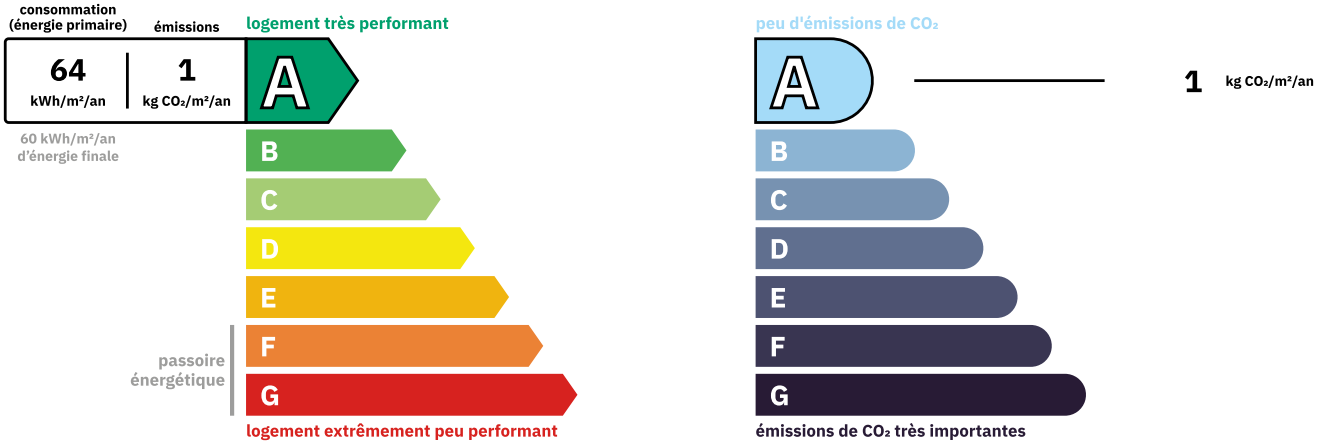
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very efficient
Estimated annual energy costs
between 1750 € and 2420€ 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

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FILE COMPLETE AND PHOTOS ON REQUEST

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