

Exceptional new build chalet for sale in the charming village of Villarabout close to St Martin de Belleville.



## INFORMATION

Town:	Saint-Martin-de-Belleville
Department:	Savoie
Bed:	6
Bath:	6
Floor:	325 m2
Plot Size:	30 m2

## IN BRIEF

Set over 5 floors, this luxury new build chalet of 325 sqm is an exciting addition to the St Martin property market. Boasting 6 en-suite bedrooms, a spacious open plan living and dining area opening out onto a large terrace with views across the mountains, a sauna, a modern cinema room and a triple car garage of 44.5 sqm. With high quality finishes throughout and an internal elevator, this chalet is the perfect blend of modern touches and traditional alpine style in a luxurious setting. Ideally located in the quaint village of Villarabout, this property is just over 1km from the traditional ski resort village of Saint Martin de Belleville, with its selection of shops, bars and restaurants and ski lifts accessing the expansive Three Valleys ski area. A free ski bus operates between the village and St Martin de Belleville to reach the ski slopes easily.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

## DESCRIPTION

As you enter the chalet on the ground floor you have a large entrance hall leading to a spacious three-car garage. You will also find a well equipped ski room with boot warmers and plenty of storage. There is a large fancy wine cellar and an additional, guest toilet on this floor. The property also boasts an internal elevator for increased luxury and comfort.

On the first floor will be three spacious double bedrooms, each with en-suite bathrooms and two of which feature independent balconies offering stunning views of the valley.

On the second floor you will have an impressive open plan living area, comprising a fully equipped kitchen, dining area and lounge complete with a cosy central fireplace with a stunning backdrop of the views behind. The living area opens out onto the large terrace which offers exceptional views across the valley. Here there is plenty of space for dining and to install an outdoor jacuzzi where you can enjoy a glass of bubbles after a hard day on the slopes ! A separate cinema room on this floor offers an additional touch of gradeur to the property.

On the top floor you will find a further two double bedrooms, both with ensuite bathrooms and one of which features a private balcony. The sauna is also on this floor along with the final bedroom, the master suite. This exceptional grand bedroom is set across two levels and boasts an en-suite bathroom, a dressing...

## NOTES