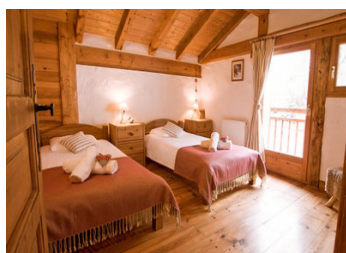


Exclusive 6-bedroom chalet for sale in St Martin de Belleville: extremely sought-after 3 Valleys access



## INFORMATION

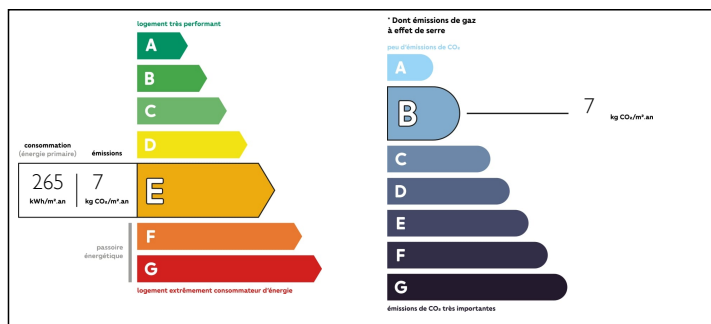
Town:	Saint-Martin-de-Belleville
Department:	Savoie
Bed:	6
Bath:	6
Floor:	180 m2
Plot Size:	301 m2



## IN BRIEF

Fantastic opportunity to invest in a standalone ski chalet within the village of St Martin, an eternally popular destination for skiers of all nationalities. The chalet sits in a tranquil part of the village, but within easy striking distance of the action – bars, restaurants, shops and ski lifts. Successfully run in the past as a catered ski chalet, this property can house up to 14 people, or there could be scope for reconfiguration according to your needs. The bus stop is opposite the chalet and the closest drag lift is around 400m away.

## 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

Entering on the lower ground floor through the skiers' entrance, you come into the spacious boot room with boot driers, lots of space for jackets, helmets, goggles etc. and there is an external ski locker by the door for any snowy hardware. Elsewhere on this floor, there is a workshop/laundry room, double bedroom (the only one of the bedrooms that doesn't have an en-suite), bathroom with shower and WC, and a lower ground reception/TV room, plus a good-sized sauna.

On the living room level, there is another bedroom, currently set up with bunk beds, an entrance hall for the front entrance, the open-plan living and dining room with wood-burning stove, and the fully-equipped kitchen. Access to the outside balcony area is off the living room.

The top floor of the property houses the final 4 bedrooms, including one family suite that has a mezzanine sleeping area in the eaves of the roof.

The property is sold with 4 parking spaces and for someone looking to further invest, there are plans that have been drawn up to show a possible reconfiguration. The current heating system is powered by wood chips, which are highly efficient.

St Martin de Belleville is a lively and authentic village offering numerous sporting and cultural activities during the winter and summer. During the months of July and August, the ski lifts are open providing a great number of trails for walking and mountain biking. St Martin is part of the worlds largest ski area which...

## NOTES