

**SOLD BY LEGGETT IMMOBILIER** Rare, luxury mountain chalet situated in the heart of the 3 Valleys

**EXCLUSIVE**

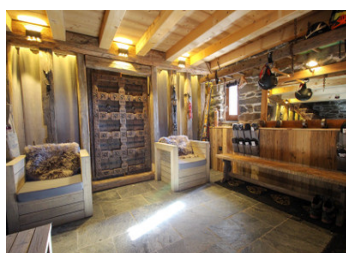
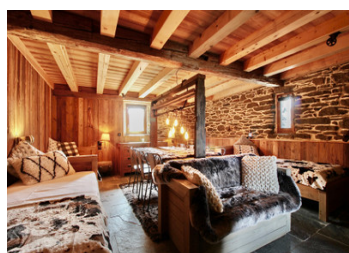


## INFORMATION

Town:	Saint-Martin-de-Belleville
Department:	Savoie
Bed:	2
Bath:	1
Floor:	105 m2
Plot Size:	3110 m2

## IN BRIEF

This extremely unique mountain chalet is perched at 2100m altitude in the heart of the mountains above Les Menuires ski resort in the 3 Valleys. The chalet is a complete luxury renovation of what was once a shepherd's hut with great attention to detail throughout to create a beautiful alpine haven to enjoy the outdoors and mountain landscape. The chalet is destined primarily for summer use as there are regulations to limit using the chalet during the winter months for safety reasons. The chalet is accessible by 4x4 or by quad bike during the summer months and is accessible on skis during the winter months as it is ideally situated on the ski slopes of Les Menuires and St Martin de Belleville. It is a true mountain refuge offering an oasis of calm with breathtaking landscapes.

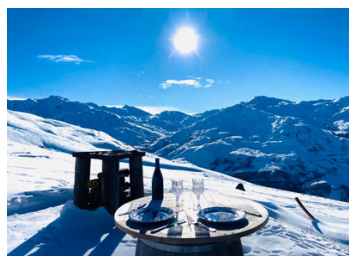


## ENERGY - DPE



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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.



## NOTES

## DESCRIPTION

Traditional and local materials have been used for the reconstruction of the chalet which oozes Alpine charm. Its isolated location offers a peaceful ambiance and magnificent panoramic views of the surrounding mountains, which can be enjoyed from the large terraced areas which also feature brasero style firepits.

Internally, the chalet has been beautifully designed with high quality finishes throughout. The original features, solid wood floors, stone walls and large timber beams really add to the cozy, rustic feel of the chalet. With 120m<sup>2</sup> of habitable space, the chalet features a large entrance leading to a spacious dormitory with 4 beds through large authentic wooden carved doors. There is a central seating area and stove in the dormitory making it an ideal space for children to play games. A stone staircase leads up to a large open plan living area with a central log burning fireplace, comfortable lounge area and a fully equipped, bespoke kitchen. The living area leads out on to a large flagged terrace with seating area which is sheltered from the northerly breeze. To the opposite end of the living area is a partitioning with a sleeping area featuring a double bed and additional sleeping space in the raised seating area. The chalet also has a complete bathroom with shower, sink and WC.

A truly one-of-a-kind property allowing for a unique mountain experience in an exceptional unrivalled setting.

The chalet is being sold fully furnished as seen and also...