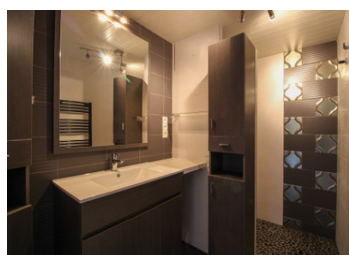
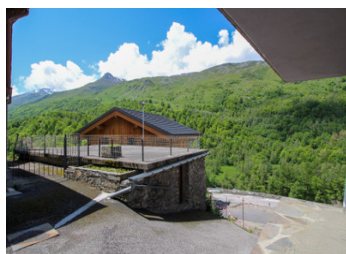
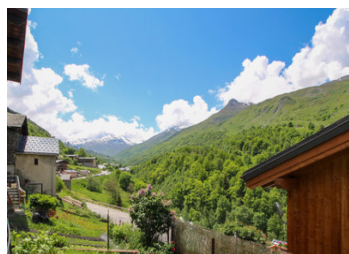


Traditional village house for sale in a picturesque village in the Belleville Valley



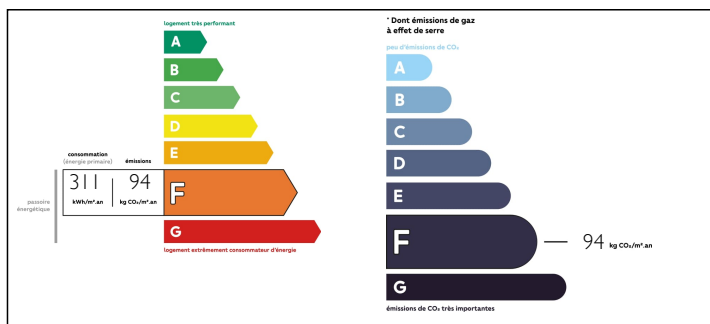
INFORMATION

Town:	Saint-Martin-de-Belleville
Department:	Savoie
Bed:	4
Bath:	2
Floor:	205 m2
Plot Size:	292 m2

IN BRIEF

This charming village house with separate garage and workshop is situated in the typical alpine village of Praranger, ideally located within 1 km from Le Bettex with ski lifts linking directly to the Three Valleys. The property is also a short stroll from the free ski bus which takes you directly to the popular ski resort of Les Menuires, just 3km from Praranger or 4km to the authentic ski resort of St Martin de Belleville. This village property has been cleverly divided into two separate dwellings with even further possibilities for renovating making it an ideal investment for both personal use and rental income.

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

The ground floor 52 sqm apartment has undergone a complete renovation into a modern two bedroom apartment with spacious open plan living area, corner kitchen, trendy shower room and a separate large cellar/laundry room measuring an additional 8 sqm. This apartment could make for a fantastic rental from the offset either on a yearly basis or seasonal weekly rental.

The apartment on the middle floor, which measures 70 sqm, requires a bit of a refresh but presents a blank canvas for those with a creative vision. With the opportunity to customise the space to your preferences, this apartment ; currently laid out with 3 bedrooms, a living room and a small kitchen, allows you to design a perfect retreat tailored to your unique tastes and preferences.

On the top floor of this village property is a complete "raw" level ripe for renovation. This whole floor measures 83 sqm and is crying out to be transformed into a dwelling which would boast high ceilings under the roof timbers and stunning views over the roof tops spanning the whole valley towards the ski area of Val Thorens and the Cime de Caron mountain. This level could either be a separate third dwelling or could be incorporated as part of the middle floor property to create an exquisite family home. A real asset to the property.

The roof is not insulated but is in good condition. I would advise to have the roof re done so that you can...

NOTES