

Ref: A25431LDS73

Price: 85 000 EUR

agency fees to be paid by the seller

#### Great opportunity of a semi-detached village house in the 3 Valleys within 1km to the ski lifts



# INFORMATION

Town: Saint-Martin-de-Belleville

Department: Savoie

Bed: 0

Bath: 0

Floor: 45 m2

Plot Size: 0 m2







### IN BRIEF

This charming village house is a fantastic renovation project spread over 3 levels in a typical Savoyard village within 1km from Saint Martin and the ski lifts of the 3 Valleys. At a fantastic price, the property is a great opportunity to truly add your touch and create your very own little home in the French Alps.

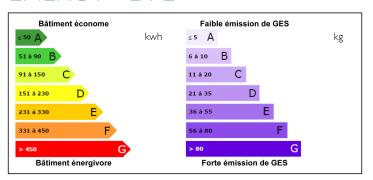








**ENERGY - DPE** 



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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.





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### DESCRIPTION

This semi-detached property is located in a quaint village called Le Châtelard in the 3 Valleys close to St Martin de Belleville. The house presents as a great renovation project with a large number of possibilities to create your little dream house. On the ground floor there is one room of circa 21 sqm and a staircase leading to the first floor of approximately 22.5 sqm; you could renovate a room which is under the eaves. The cellar itself has a nice a size of 24 sqm. The house has a foot print of approximately 23 sqm and so with a bit of clever planning, you could have a property of approximately 80 sqm.

The village of Le Châtelard is ideally located just close by to St Martin and its ski lifts that offer direct access to the 3 Valleys! The village is very pleasant also in the summer time offering fantastic view of the mountains and the Valley all around.

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

## **NOTES**