

Super renovation opportunity close to the 3 Valleys ski area (via St Martin de Belleville): Outstanding views

EXCLUSIVE

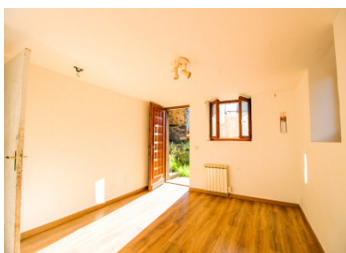


## INFORMATION

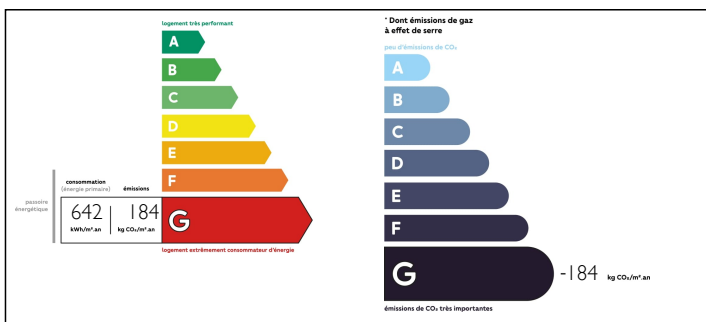
Town:	Les Belleville
Department:	Savoie
Bed:	4
Bath:	2
Floor:	85 m2
Plot Size:	920 m2

## IN BRIEF

This spacious property, which could do with at least some aesthetic changes, if not a full renovation, would offer a comfortable living space spread across multiple floors. There is also the possibility to either extend the property or indeed construct further habitable space in the large garden/land that comes with the property.

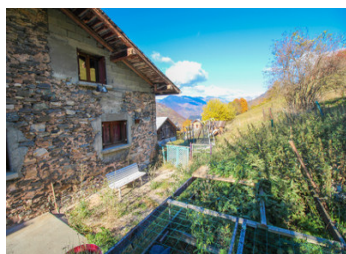


## ENERGY - DPE



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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.



## DESCRIPTION

The main entrance brings you into the middle floor, which features a bright living room with a south-facing balcony, a good-sized kitchen, and a convenient bathroom with separate WC.

The top floor includes three cosy bedrooms, each with its own unique footprint and layout, and one which has an en-suite bathroom area.

The ground floor boasts two additional bedrooms and ample storage space. Please note that one of these bedrooms had a leak from the floor above, which has resulted in some moisture in the room, which can be seen on the 360° walkthrough. This is the result of a direct water leak, rather than any issue with the room's (external) waterproofing.

The lower ground level offers two vaulted cellars for extra storage. Outside, a lovely garden to the north and east of the property is part of a larger plot of (constructible) land totalling 920 square meters.

Just 9km from Moutiers which has Eurostar connections and all other necessary amenities, the hamlet itself is very traditional and also ideally located just 8km from the charming year-round town of St Martin de Belleville. From here during the winter, the gondola lift gives you access to the entire Trois Vallées – the world's largest linked ski area, with the resorts of Les Menuires/Saint Martin, Val Thorens, Meribel and Courchevel all linked together into 600km of pistes – not to mention the endless off-piste itineraries.

The access to the village is via the less-frequented mountain road and on this...

## NOTES