

Uninterrupted panoramic views from this spacious ski chalet in the traditional village of St Marcel, 3 Valleys



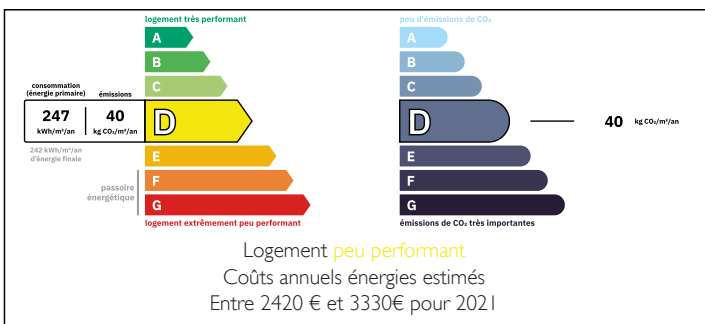
## INFORMATION

Town:	Saint-Martin-de-Belleville
Department:	Savoie
Bed:	4
Bath:	2
Floor:	185.21 m2
Plot Size:	591 m2

## IN BRIEF

This beautiful stand-alone chalet is situated in the quaint alpine village of Saint Marcel, home to a Michelin-starred gastronomy restaurant La Bouitte, nestled within the sought-after Three Valleys ski area. The ski lifts in St Martin de Belleville are conveniently located just 1.5km away which can be accessed either on the ski bus or by car with free parking next to the lifts. The chalet boasts stunning panoramic views which are completely unobstructed, stretching up the entire Belleville valley towards the highest ski resort in Europe, Val Thorens (only 15km away) and the Cime de Caron mountain peak. Featuring four spacious double bedrooms, and a bright open-plan kitchen and living area, this chalet combines alpine charm with modern convenience. The property includes a double garage, terrace, a large garden, and has ample potential for expansion. It offers a...

## 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 chalet offers a spacious open-plan living and kitchen area offering direct access to a terrace and private garden—perfect for enjoying the stunning valley views. With four double bedrooms, including an ensuite on the lower level, a dedicated study space, a family bathroom, and a separate WC, this chalet provides both functionality and versatility. Additional highlights include a double garage, a laundry room, and with the chalet sitting on a plot of over 600m<sup>2</sup>, there is potential for an expansion, allowing for future customisation and the opportunity to create another 100m<sup>2</sup> of living space.

Saint Marcel is a charming, lesser-known village in the heart of the world famous Three Valleys just 1.5km from Saint Martin de Belleville, 9km to Les Menuires and 15km to Val Thorens. Unlike its bustling neighbours, Saint Marcel offers a serene, authentic Alpine experience with a traditional Savoyard atmosphere. Saint-Marcel is the perfect location for those who seek tranquility, local charm, and close access to premier skiing and mountain activities. This property is not only a home but also a gateway to year-round outdoor adventure and scenic beauty.

For more information about this property, please do not hesitate to contact us.

## LOCAL TAXES

**Taxe foncière: 1413 EUR**

**Taxe habitation: EUR**

## NOTES

Road Level :

Entrance : 23.29 m<sup>2</sup>

Bedroom 1 : 12.19 m<sup>2</sup>

Bedroom 2 : 11.90 m<sup>2</sup>

Bedroom 3 : 23.21 m<sup>2</sup>

Bathroom : 8.88 m<sup>2</sup>

Garden Level :

Open plan living area : 75.37 m<sup>2</sup>

Bedroom 4 : 18.30 m<sup>2</sup>

Guest WC : 2.64 m<sup>2</sup>

Technical Room : 12.15 m<sup>2</sup>

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Information about risks to which this property is