

Fantastic position for this Ski Chalet with independent Apartment, Garage & Terrace in the Three Valleys



## INFORMATION

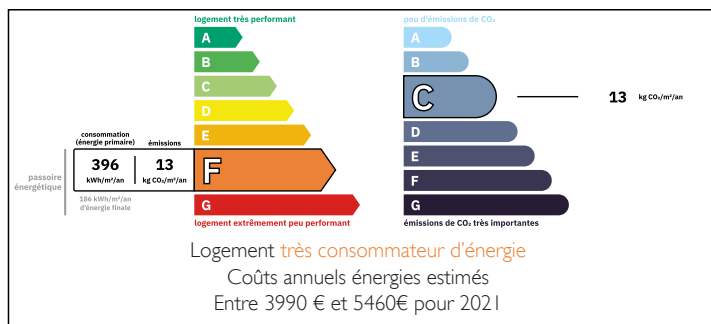
|             |                            |
|-------------|----------------------------|
| Town:       | Saint-Martin-de-Belleville |
| Department: | Savoie                     |
| Bed:        | 6                          |
| Bath:       | 2                          |
| Floor:      | 175 m2                     |
| Plot Size:  | 639 m2                     |



## IN BRIEF

Situated in the charming and sought-after hamlet of Saint Marcel, this spacious 175 sqm property (193 sqm total floor surface area excluding garages) presents a rare opportunity to acquire a versatile mountain home in the heart of the Belleville Valley, part of the world-renowned Three Valleys ski area. Ideally positioned just 1 km from the centre of St Martin de Belleville and within steps from the free ski bus, the chalet offers both tranquility and excellent access to the slopes, restaurants, and village amenities.

## 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.



## LOCAL TAXES

**Taxe foncière: 1828 EUR**

## NOTES

## DESCRIPTION

Designed to accommodate a variety of lifestyles and investment strategies, the chalet is cleverly divided into two independent dwellings, offering privacy, flexibility, and strong rental potential.

### Garden-Level Apartment :

The lower level features a self-contained 2-bedroom apartment, complete with an independent entrance, generous living space, and direct access to the garden. This apartment is ideal for hosting guests, generating rental income, or providing staff accommodation during the ski season. Its layout offers comfort and practicality, making it an attractive standalone unit.

### Main 4-Bedroom Ski Chalet:

Above the apartment sits the main chalet, a welcoming 4-bedroom home with classic alpine character. The living areas enjoy abundant natural light and open onto a spacious, sunny terrace of 39 sqm, perfect for outdoor dining, relaxing, and taking in the superb uninterrupted mountain views. The interior offers the charm of traditional chalet design while presenting an exciting opportunity for modernisation or reconfiguration.

A private garage provides secure parking and storage space for winter gear, bikes, and outdoor equipment. The property also benefits from additional cellar storage areas and practical utility spaces, ensuring convenience for year-round living.

With its solid structure and adaptable layout, the chalet offers excellent potential for renovation, allowing future owners to update finishes, enhance energy efficiency, or rethink the internal configuration to create a bespoke alpine retreat. Whether you envision a luxurious single-family chalet, a high-yield dual-dwelling investment, or a mix of both, this property is a compelling opportunity.

Saint Marcel is renowned for its peaceful