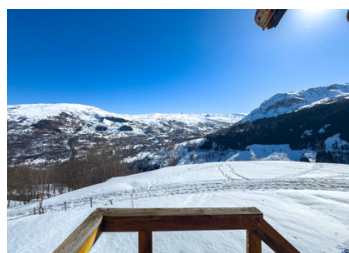


Remote mountain refuge for sale with exceptional views near the 3 Valleys ski area (St Martin de Belleville)



## INFORMATION

Town:	Les Belleville
Department:	Savoie
Bed:	2
Bath:	0
Floor:	90 m2
Plot Size:	231 m2



## IN BRIEF

Perched above the village of Villarenger (2km from St Martin de Belleville), this sale consists of 2 adjoined properties within the small collection of buildings called La Gittaz. The properties are both in a rudimentary habitable state, but could be combined and modernized to create an amazing bolt hole, close to the ski area. Accessible by a 4x4 track in the months outside the winter season, this hamlet can be reached on foot/ski touring when there is snow on the ground - this takes in the region of 45 minutes from Villarenger.

## ENERGY - DPE

DPE not required.

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

In terms of floor size, each of the 2 properties is around 45sqm, with some area dedicated to sleeping and some to living. Each property does also have some storage underneath, which could potentially be transformed into additional habitable space, or kept for useful storage.

It is worth noting that mountain alpages are primarily for spring/summer/autumn usage given the location and the difficulty of access during the winter months.

For further information on this property and/or any others in the Belleville Valley (Val Thorens, St Martin and Les Menuires), please do not hesitate to contact me.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES