

Charming 2-bedroom apartment for sale in the heart of Saint Martin de Belleville — comfort authenticity

EXCLUSIVE



INFORMATION

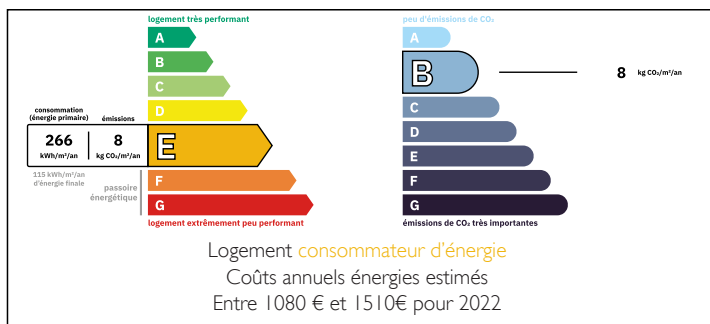
Town:	Saint-Martin-de-Belleville
Department:	Savoie
Bed:	2
Bath:	1
Floor:	50 m2
Outside Space:	7 m2



IN BRIEF

Located in the centre of Saint Martin de Belleville, this apartment of over 50 m² offers two bedrooms, a warm living area, and immediate access to all village amenities as well as to the ski lifts of the 3 Valleys. Set within a small, quiet, and sought-after residence, it is the perfect combination of a second home, a mountain retreat, and a strong rental opportunity.

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.



DESCRIPTION

Discover this pleasant apartment of over 50 m², ideally located in the heart of the authentic village of Saint Martin de Belleville, just a few steps from shops, restaurants, the emblematic baroque church, and above all the ski lifts leading directly to the largest ski area in the world: the 3 Valleys.

The apartment consists of a bright living room, a recessed kitchen opening onto the living area, two comfortable bedrooms, a separate toilet, a functional bathroom, and a small south-facing terrace offering a lovely view of the Cochet. The layout is practical and welcoming, providing a space perfectly suited for family stays or holidays with friends.

Located on the second floor of a small, quiet, and well-maintained residence, the property benefits from a cosy mountain atmosphere. Thanks to its configuration and its sought-after location, it also represents an excellent opportunity for seasonal rentals, highly appreciated in this authentic and dynamic part of the Belleville Valley.

Since last year, the village has also been home to a new well-being facility: La Belle Vie, a modern and elegant wellness centre offering a spa, sauna, hammam, treatments, and a relaxation area. A real asset for both owners and holidaymakers, providing an additional experience after a day of skiing or hiking.

The village of Saint Martin de Belleville, situated at an altitude of 1,450 m, is one of the most charming and authentic villages in Savoie. Its Savoyard identity is preserved: cobbled streets, chalets of stone and wood, rich historical heritage,...

LOCAL TAXES

Taxe foncière: 810 EUR

Taxe habitation: 1023 EUR

NOTES