

Quaint village house for sale in a satellite village within the 3 valleys ski area



INFORMATION

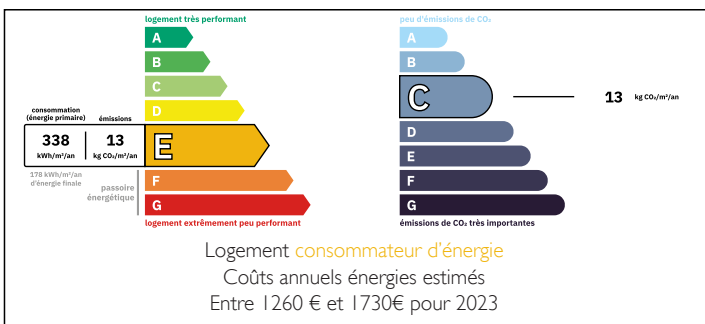
Town:	Les Belleville
Department:	Savoie
Bed:	2
Bath:	1
Floor:	39 m2
Plot Size:	5 m2



IN BRIEF

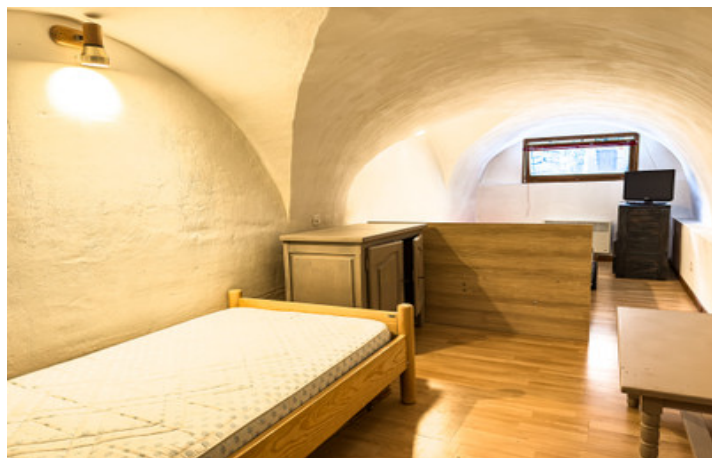
Niched in the village of Praranger, this compact maisonette offers a great opportunity to own a relatively low-cost property within striking distance of the ski lifts of the 3 Valleys. The closest piste and chairlift are just 1.5km from the property (at Le Bettex), and the property can sleep up to 6 people, with a "bonus" mezzanine area that is not counted within the official floor size (due to the low ceiling height). Indeed, the total floor size including areas with a lower ceiling height is more like 65sqm – so significantly higher than the official 39sqm.

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

Entering the property on the north side, you have a very handy ski locker on the small terrace, next to the front door.

Inside the property, on the ground floor there is a communal WC, the open-plan galley-style kitchen with living room, and the south-facing balcony with views of the other traditional stone buildings in the village.

The first floor houses the double bedroom, the modern bathroom with walk-in shower and a good-sized landing with space for the washing machine – an important plus in smaller village properties such as this one. The access up to the mezzanine sleeping can be found here and the floor has some natural light at both ends.

The lower ground floor is a fantastic, clean vaulted ceiling area with 2 sleeping zones, and the property's cellar is off this area – another plus for a small property.

For skiing, there are various options – Le Bettex is the closest piste and chairlift access, but from the village, it is straightforward to get to both St Martin de Belleville and Les Menuires (both 4km or circa 5 minutes' drive).

In order to access the village the following airports are all around 2 hours' drive away: Lyon (186km), Geneva (190km) and Grenoble (182km), with Chambéry closer at around 1.5 hours (109km). There is also a Eurostar terminal in Moutiers (25km/30 minutes) which is where the larger supermarkets and stores are concentrated.

The Belleville Valley is stunning throughout the year with activities for the whole family in...

LOCAL TAXES

Taxe habitation: EUR

NOTES