

Authentic Alpine 4 bedrooms duplex with private garden and open mountain views, close to the 3 Valleys

## EXCLUSIVE



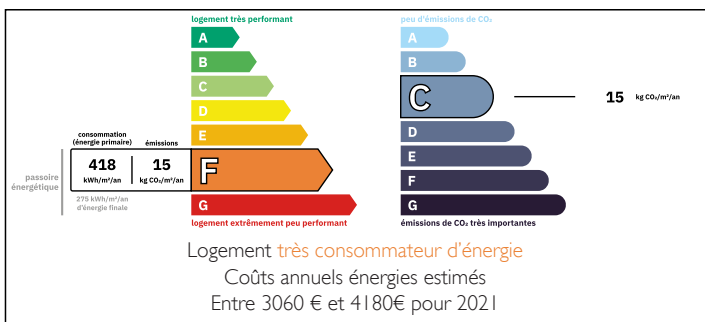
## INFORMATION

|             |                          |
|-------------|--------------------------|
| Town:       | Saint-Jean-de-Belleville |
| Department: | Savoie                   |
| Bed:        | 4                        |
| Bath:       | 3                        |
| Floor:      | 96 m <sup>2</sup>        |
| Plot Size:  | 93 m <sup>2</sup>        |

## IN BRIEF

Set in the preserved village of Saint-Jean-de-Belleville, this charming Alpine duplex offers a rare combination of tranquillity, authenticity and proximity to the world-renowned 3 Valleys ski area. Featuring private outdoor spaces, generous accommodation with 4 bedrooms and 3 bathrooms and open mountain views, this property is ideal as a family retreat or a year-round mountain home.

## 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.



## NOTES

## DESCRIPTION

Located in the authentic village of Saint-Jean-de-Belleville, within a traditional house divided into only two apartments, this duplex property offers a peaceful Alpine setting with open views over the surrounding mountains.

Designed over two levels, the apartment combines functionality and warmth, making it perfectly suited for both family use and hosting guests.

The main living level features an entrance hall with storage, a practical laundry room with WC, and a bright open-plan living area. The living space flows naturally between a fully fitted kitchen, a welcoming dining area and a cosy lounge, creating a comfortable and inviting Alpine atmosphere.

The upper level is dedicated to the sleeping accommodation and includes:

- Two double bedrooms, each with its own en-suite shower room and WC,
- One of these bedrooms benefiting from a private balcony with open mountain views,
- Two additional sleeping areas (approximately 6 and 7 sqm), ideal as children's rooms or for hosting family and friends,
- A family bathroom with WC.

A 37 sqm cellar located on the lower ground floor provides excellent storage space for skis, bikes and outdoor equipment — a valuable asset in a mountain property.

The apartment is set on a plot of approximately 180 sqm and benefits from a private adjoining garden and a sunny terrace (to be refurbished), perfect for enjoying the Alpine environment throughout the year.

There is also potential to build a garage, adding further value and convenience.

Saint-Jean-de-Belleville is a preserved Savoyard village nestled in the heart of the Belleville Valley, offering an authentic Alpine lifestyle away from...