

Exclusivity - 6 bedroom Ski Chalet in an elevated position with beautiful views in St Martin in the 3 Valleys

EXCLUSIVE



INFORMATION

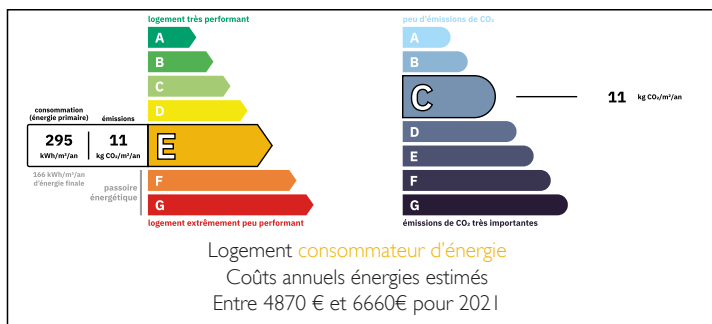
Town:	Saint-Martin-de-Belleville
Department:	Savoie
Bed:	6
Bath:	6
Floor:	200 m2
Plot Size:	794 m2

IN BRIEF

Chalets of this calibre are rare on the market in St Martin de Belleville. This substantial, detached chalet is constructed in traditional stone and wood and occupies an elevated position at the top of the village, affording truly exceptional views over the rooftops and across the surrounding alpine landscape.

The generous number of bedrooms, combined with a large terrace with luxury jacuzzi, balcony and a large garden, further enhances the appeal. The garden also offers significant development potential, with scope to substantially increase the size of the chalet if desired. All of this is set within 250metres from the ski lifts and amenities, in what is widely regarded as the most authentic village within the Three Valleys.

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: 2050 EUR

Taxe habitation: 2100 EUR

NOTES

DESCRIPTION

Occupying a superb elevated position at the top of the village, this impressive chalet is spread over four floors. On the ground floor you have a large garage, an spacious laundry and plant room, and an expansive wine cellar. This floor accommodates a well-proportioned bedroom with a double bed and its own en-suite shower room, enhanced by a clever mezzanine above the sleeping area, ideal for additional storage or occasional sleeping.

The first floor forms the heart of the chalet, with a large, fully equipped kitchen and dining area alongside a spacious living room. Both rooms open directly onto the terrace and balcony, from where you can enjoy outstanding south-westerly views across the valley. The chalet is also equipped with a jacuzzi which is an added luxury. A further bedroom with ensuite shower room is discreetly positioned on this level, along with a guest WC, making the layout both practical and well balanced.

Above, the next floor hosts three additional ensuite bedrooms, including a master suite with beautiful views. This level is complemented by a versatile mezzanine area, ideal as a study, library, games room, or relaxation space.

The top floor offers a charming open-plan bedroom, perfect for younger family members, with characterful sloping ceilings and its own en-suite bathroom, completing the accommodation.

Saint Martin de Belleville continues to establish itself as one of the most desirable destinations for ski property ownership, combining an authentic, year-round village atmosphere with an excellent selection of restaurants and, crucially, direct...