

Charming Detached 3-Bedroom Village House in Le Châtelard, 1.5km to St Martin - 3 Valleys

EXCLUSIVE



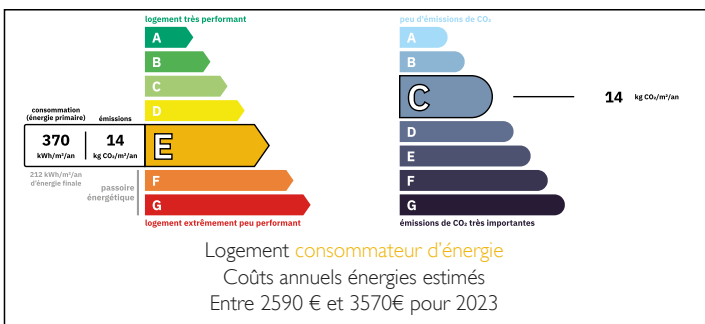
INFORMATION

Town:	Saint-Martin-de-Belleville
Department:	Savoie
Bed:	3
Bath:	2
Floor:	82 m ²
Plot Size:	298 m ²

IN BRIEF

Located in the charming and authentic Alpine hamlet of Le Châtelard, just 1.5 km from the popular ski resort village of Saint Martin de Belleville, this delightful detached three-bedroom village house offers a wonderful opportunity to own a characterful mountain property within easy reach of the world-renowned Les Trois Vallées ski area.

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

Set on a generous plot of land, the property benefits from off-street parking and surrounding outdoor space, a rare and highly desirable feature for a traditional alpine village home. The setting offers both tranquillity and easy access to the lifts, restaurants, and amenities of nearby Saint Martin de Belleville, making it ideal as a family mountain retreat or year-round residence.

The house is arranged over three levels, offering flexible and well-balanced living accommodation.

The ground floor welcomes you with an entrance leading into a comfortable living area with adjoining kitchen, creating a warm and sociable space for everyday living. This level also includes a shower room and a separate guest WC, adding practicality and convenience.

On the first floor, the property features two well-proportioned bedrooms, a family bathroom, a laundry room, and an additional separate WC.

The top floor, set attractively under the eaves, offers a charming and versatile open-plan area that could serve as a second lounge, TV room, reading space, or games area. This floor also hosts the third double bedroom, creating a cosy and private space ideal for guests or older children.

A further highlight of the property is the large vaulted cellar located on the basement level, adding both character and functionality. This generous space provides excellent storage for skis, bikes, and mountain equipment.

Combining traditional Savoyard charm, generous outdoor space, and proximity to one of the world's premier ski domains, this attractive detached house represents a rare opportunity to acquire a village property close to...

LOCAL TAXES

Taxe foncière: 1509 EUR

Taxe habitation: EUR

NOTES