

## Charming Village House in the Heart of St Martin de Belleville with 4 bedrooms and a cabin room



## INFORMATION

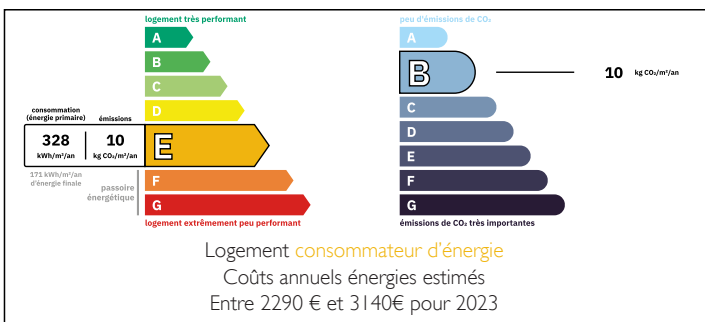
Town:	Saint-Martin-de-Belleville
Department:	Savoie
Bed:	4
Bath:	3
Floor:	100 m2
Plot Size:	52 m2



## IN BRIEF

Ideally positioned in the very heart of St Martin de Belleville, just 200 metres from the ski slopes and the village square, this delightful village house enjoys a highly sought-after address in one of the most authentic and desirable resorts in the Three Valleys. Combining traditional village charm with excellent versatility, the property represents a rare opportunity to acquire a character home in a prime central setting, within immediate walking distance of the resort's amenities and ski access.

## 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

Currently arranged as two independent apartments, the property offers considerable flexibility for both private family use and rental income. It could equally be reimagined as one elegant family residence, creating a warm and inviting alpine retreat in an exceptional location. This dual configuration is particularly appealing for buyers seeking a property that can adapt to changing lifestyle needs, whether as a multi-generational family home, a second residence with guest accommodation, or an investment with income-generating potential.

Set across four levels, the house offers a Loi Carrez surface area of 100 sqm and a total floor area of 115 sqm (with surface area under 1m80). The accommodation is thoughtfully arranged and includes four bedrooms and a cabin room, three shower rooms, two guest WCs, and two separate living areas with kitchen spaces. The interiors offer an excellent balance of comfort and practicality, while the traditional proportions of the building lend themselves beautifully to future enhancement or redesign, should a purchaser wish to create a single, cohesive and highly individual mountain home.

A balcony with open views provides a charming extension to the living space, offering the perfect place from which to take in the surrounding mountain atmosphere throughout the seasons.

One of the property's standout features is its immediate access to the vast and world-renowned Three Valleys ski domain, the largest linked ski area in the world. From St Martin de Belleville, owners can enjoy swift and seamless access into this exceptional network, with its extensive range...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES