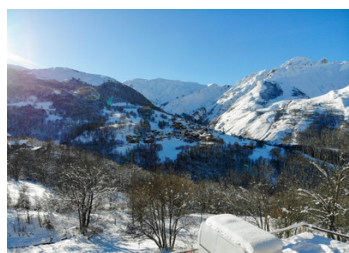


Magnificent village house for sale in St Martin de Belleville 3 Valleys resort featuring 4 apartments

EXCLUSIVE



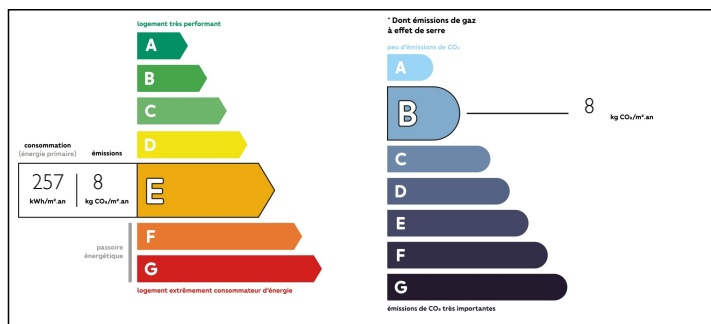
INFORMATION

Town:	Saint-Martin-de-Belleville
Department:	Savoie
Bed:	11
Bath:	5
Floor:	229 m2
Plot Size:	0 m2

IN BRIEF

Prominently situated in the heart of Saint Martin de Belleville, this striking house is one of the oldest in the village and retains many of its authentic features. This historic property has been transformed into four distinct apartments which could offer numerous possibilities for a future owner. The exterior of the house was re-rendered in 2020 using traditional materials and in keeping with the local planning regulations, with a prominent and eye-catching result. This property is ideally situated in St Martin de Belleville just a short walk from the ski lifts and village square. With bars, restaurants and local shops easily accessible, this property makes for a fantastic investment in the French Alps.

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

This property not only holds historic value but offers huge potential for further conversion and customisation should a future owner wish to.

The village house is separated into 5 apartments of which one of the apartments situated on the ground floor is not part of the sale; this however would by no means compromise the use of this prominent village house or a potential future reconfiguration.

The property for sale is separated into four apartments. Three of these are used to generate seasonal rental income, and the fourth is retained by the owners for personal use.

Two of the apartments are almost identical both comprising three bedrooms, a kitchen, WC and shower room each measuring approximately 40m².

The third apartment is situated on the first floor which is a one-bedroom apartment with a kitchen, WC and shower room has a habitable area of 36m².

The largest apartment and most prominent is situated on the top two floors of the house as a duplex apartment which is spread between the second and third floors as well as an additional mezzanine area. This area totals approximately 110m².

The apartment features four double bedrooms, a comfortable living area with fireplace, a newly fitted kitchen, two bathrooms and a mezzanine which leads to further sleeping accommodation.

The ground floor is currently a cellar space of 38m², with the possibility of conversion to create additional surface area or could lend itself to a spacious ski room with storage or alternatively into a sauna/spa area....

NOTES