

Superb views from this 2-bedroom duplex apartment in central St Martin (3 Valleys), just 100m from the lifts



## INFORMATION

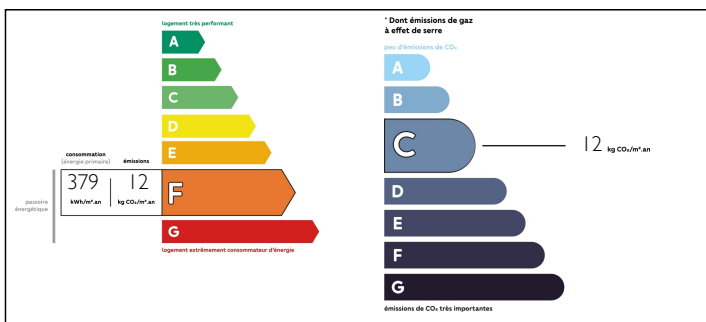
Town:	Saint-Martin-de-Belleville
Department:	Savoie
Bed:	2
Bath:	1
Floor:	37 m2
Plot Size:	0 m2

## IN BRIEF

This top-floor duplex apartment of 37sqm is entirely structured to enjoy the incredible views to the south, overlooking the Cochet mountain – St Martin's iconic peak. With 2 bedrooms, plus some further sleeping capacity on the second floor, this offers an excellent “price per bed” ratio, and the décor is modern and complements the apartment's excellent natural lighting. The balcony has one of the best aspects in the village and the local amenities are all within striking distance. An opportunity not to miss!



## 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.



## DESCRIPTION

As you enter the apartment you have a WC and storage cupboard off the entrance hall. This then leads into the living room with fully integrated kitchen, dining area, staircase up to the sleeping quarters and the imposing windows that flood the apartment with light, not to mention the amazing views. The balcony is accessed from the living room, facing almost due south and the fantastic views of the Cochet mountain.

The second floor of the duplex houses the bedrooms – currently set up as 2 twin rooms, though both could be made into doubles, the bathroom, a separate WC and an area that is currently set up with 2 further beds and a useful washing machine.

The apartment is sold with a cellar and incorporated ski locker next to the building's secure entrance.

It has no rental obligation but could certainly provide a steady income throughout the season, given its proximity to everything.

The top part of St Martin, in which this apartment is located, has a host of amenities with bars, restaurants, several ski shops and a small convenience store all close by. There are a number of parking spaces close to the building and the ski lift is also very close by.

With its beautiful, cobbled streets and old buildings, St Martin de Belleville is a traditional village with tremendous charm as well as a gateway to explore the world's largest ski area, the 3 Valleys. The Belleville Valley, in which Saint Martin sits, is an attractive...

## LOCAL TAXES

**Taxe foncière: 450 EUR**

**Taxe habitation: 630 EUR**

## NOTES