

## Charming village house with garden for sale in the Trois Vallées

### EXCLUSIVE



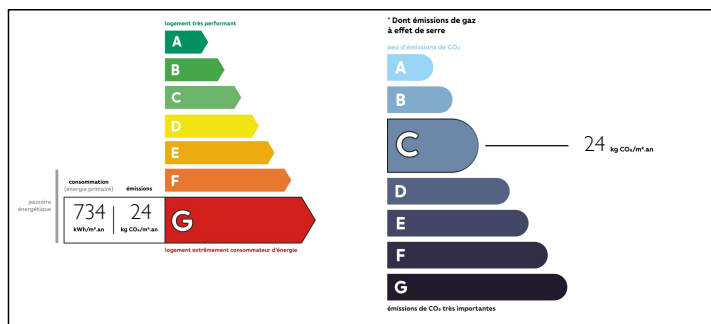
### INFORMATION

Town:	Saint-Martin-de-Belleville
Department:	Savoie
Bed:	1
Bath:	1
Floor:	37.62 m2
Plot Size:	40 m2

### IN BRIEF

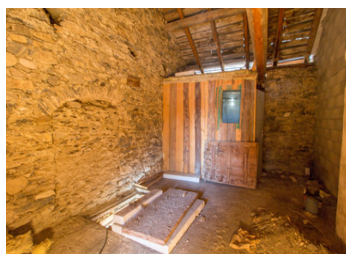
This house of approximately 38m2 offers a quiet environment and a natural setting in the mountains. It benefits from one bedroom and one bathroom, however you could create additional rooms by renovating the attic space.

### 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 semi-detached property is located in the hamlet of La Flachère. It comprises on the ground floor an open plan room with a kitchen, lounge and dining area and a storeroom and on the first floor a bedroom and a shower room with WC. The attic space of circa 52sqm still needs to be converted and would allow for an extension of this charming house. A garden adjoins the property and allows you to enjoy the surrounding views.

La Flachère is situated at an altitude of 1300m. This peaceful hamlet offers magnificent views of Mont Blanc and the mountains of the Belleville Valley.

The first ski lifts are in Saint Martin de Belleville, only 10km away.

La Flachère is a starting point for many hikes and bike rides.

Please see my property portfolio for all our properties in the Valley

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>