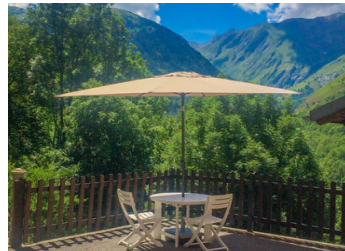


Village house with fantastic views and excellent potential, close to St Martin de Belleville (3 Valleys)



INFORMATION

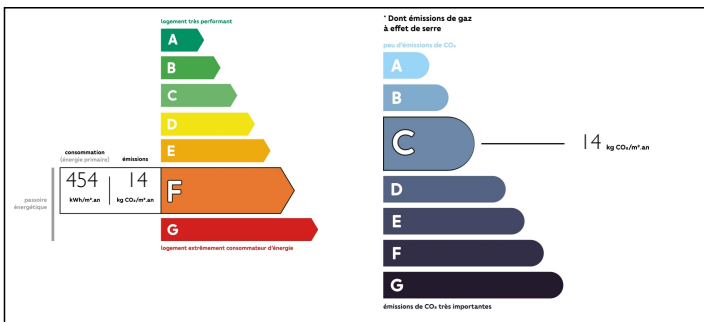
Town:	Saint-Martin-de-Belleville
Department:	Savoie
Bed:	4
Bath:	2
Floor:	120 m ²
Plot Size:	75 m ²



IN BRIEF

Nestled within the traditional village of Villarbon, just 2km from St Martin de Belleville, this imposing property consists of a spacious living area with fireplace, kitchen, 3 bedrooms (the master has a large private balcony with superb views), a separate studio apartment with its own bathroom, 2 cellars and a private garage in the main car park. There is also a sizeable loft area that could be converted into additional habitable space, and new openings could be created to make the most of the fantastic views that the property boasts.

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.



NOTES

DESCRIPTION

With fantastic views from the balcony out to the west, this house has plenty of rustic charm.

Upon entering the main living room you have the family bathroom off to the left, the kitchen in front of you and the staircase over to the right. There is also another entrance on this level through the original, traditional barn doors, and next to this entrance is one of the accesses up into the loft area (via an extendable ladder).

The first floor of the houses 2 of the bedrooms, including the master bedroom with the fantastic west-facing balcony that bathes in the afternoon sunshine and enjoys uninterrupted views. There is also the second access into the loft area off the second bedroom, which could be further opened up for easier access, should the loft be converted.

The loft area is over 2 levels and could become around a further 70sqm of habitable space, plus by opening up windows and/or Velux-style roof windows, this area could become something very special.

The third bedroom is located next to the kitchen, via an external entrance.

On the lower ground floor are the independent studio (around 20sqm in total), equipped with kitchenette, bathroom and store room, and the two cellars – perfect for storage of equipment and/or potentially those special bottles of wine!

The house has 2 good-sized outdoor areas – one in front of the living room of around 40sqm and another in front of the studio entrance of around 50sqm.

The village...