

## Charming village house for sale in the Three Valleys

EXCLUSIVE



## INFORMATION

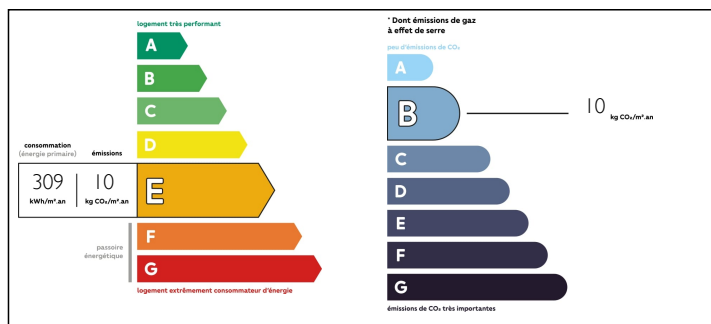
Town:	Saint-Martin-de-Belleville
Department:	Savoie
Bed:	4
Bath:	3
Floor:	89 m2
Plot Size:	77 m2

## IN BRIEF

Situated in the traditional mountain hamlet of Praranger this 90sqm house has high potential for rentals but could also make for a nice family home. It's currently split into two apartments, spread across 4 floors. Featuring bright, spacious communal spaces with high ceilings and traditional wooden beams.



## 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

### Apartment 1:

As you enter on the ground floor you will find an entrance leading onto a laundry room and two bedrooms, each one equipped with a sink. On the mid-level of the first staircase you will find a shower and a separate toilet. On the first floor is another bedroom and the studio apartment. On the mid-level of the staircase leading onto the second floor, you will find another shower and another separate toilet. On the top floor you will find a large, open plan kitchen, lounge and dining area. The large windows and high ceilings create a bright and open communal space.

### Apartment 2:

The second apartment opens into a living area on the left and into a kitchen with shower and separate toilet on the right. There is also a door giving a direct access to the rest of the property.

The property also features a double cave with original vaulted ceilings, a ski locker and a terrace.

The village of Praranger is situated just 3.4km from the resort of Les Menuires in the heart of the Three Valleys. The ski lifts accessing the full Three Valleys ski area are just 1500m away or 5 minutes via the free shuttle which runs between the village and Les Menuires. Equally, just 5km from the traditional Alpine village of St Martin de Belleville, it is well located to enjoy the restaurants, shops, bars that St Martin has to offer. The village itself..

## LOCAL TAXES

Taxe foncière: 740 EUR

Taxe habitation: 804 EUR

## NOTES