LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A21281LDS73 Price: 990 000 EUR

agency fees to be paid by the seller

Detached family chalet with garden and views, for sale in the heart of the Trois Vallées

EXCLUSIVE















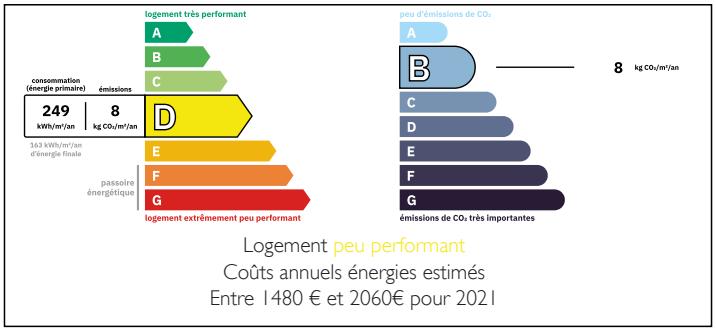
INFORMATION

Town:	Saint-Martin-de-Belleville
Department:	Savoie
Bed:	3
Bath:	2
Floor:	124 m2
Plot Size:	698 m2

IN BRIEF

This 3 bedroom chalet with 185sqm of floor space is located in a village near Saint Martin de Belleville and offers uninterrupted views over the Belleville and Encombres Valleys. It comprises a pleasant and bright living room with kitchen, 3 bedrooms, 2 bathrooms and a garage. A large plot of land is attached to the property. This chalet will entice you thanks to its location and its surrounding views.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1480 € et 2060€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

This chalet of approximately 124sqm of living space is nestled in the village of Le Châtelard and consists on the first level of a spacious main room with kitchen, dining room and living room with a size exceeding 51sqm, as well as a shower room and a separate toilet. On that level, a terrace will allow you to relax and enjoy the Vallée des Encombres. On the second level there are three spacious bedrooms (one of 15sqm and two of more than 17sqm) and a bathroom with toilet.
On the ground floor, you will find a cellar and a large workshop giving access to a large plot of land.
A garden is attached to the property, which also benefits from a garage at road level.
It is possible to purchase an adjacent plot and a garage.

Located in Le Châtelard, you are just 1 km from Saint Martin de Belleville and its shops, excellent selection of restaurants and not to forget the direct 3 Valleys ski links the largest ski area in the world. The property is also perfectly situated to make the most of the alpine summers too, with a community of year-round residents residing in Le Chatelard, and a wide array of activities and sports on offer throughout the valley. This property is an exciting investment opportunity in a coveted area of the French Alps.

Please see my portfolio for all our ski properties in the Belleville Valley.

Information about risks to which this property is exposed...

NOTES

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