LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A40823SPA73 Price: 1 346 000 EUR

agency fees to be paid by the seller

Standalone ski chalet for sale - just metres from the piste and chairlift (3 Valleys)















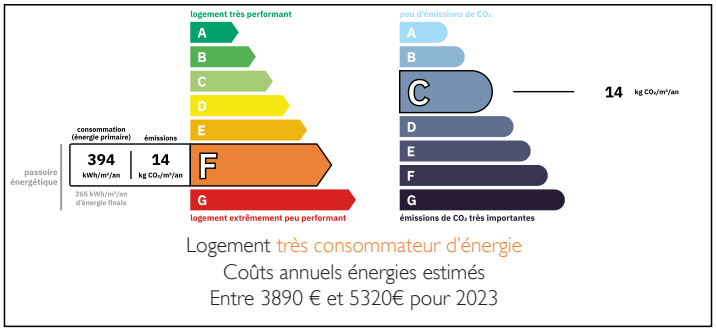
INFORMATION

Town:	Saint-Martin-de-Belleville
Department:	Savoie
Bed:	4
Bath:	3
Floor:	134 m2
Plot Size:	1050 m2

IN BRIEF

Perched at the top of the ski village called Le Bettex, this chalet, with a footprint of around 150sqm, offers a number of possibilities for a buyer: It is currently divided into 2 separate dwellings - a self-contained apartment and a 3-bedroom chalet-style property, so this layout could be maintained; the property could be consolidated into a single, large luxury chalet to maximise the habitable space; or the property could be developed - potentially in a variety of different ways. Whichever option is decided upon, the property benefits from excellent views and a feeling of separation, whilst remaining extremely close to the world's largest ski area!

ENERGY - DPE



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Entre 3890 € et 5320€ pour 2023

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.

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NOTES

DESCRIPTION

Entering from the ground floor level, there is a shared entrance hall which then gives access to the 2 separate dwellings.

The self-contained apartment has a good-sized separate bedroom, bathroom and WC, plus the open plan living/kitchen/dining area. This is a great space for renting out either on a short-term (weekly) basis, or on a longer-term lease. This apartment is, in fact, rented out to a quiet, respectful returning seasonnaire with a full-time contract in Les Menuires for the 2025/26 winter season.

The chalet-style part of the property sits on the top 2 floors and houses 3 bedrooms, a fully equipped kitchen, a double lounge/living room, dining area, 2 bathrooms and 3 WCs. This part of the property also benefits from the access out onto the secluded, south-facing terrace area with wraparound balcony, and the wooden garden area, which extends quite a way away from the chalet to the south.

From a development perspective, the chalet sits on a plot of land of over 1000sqm in size. This means the existing chalet could be extended, or indeed the whole plot could be developed, potentially into 2 separate standalone chalets, for the more intrepid developer! Contact me for more information on the plot size and shape.

The property is sold with a ski locker and parking spaces below the chalet on the land that belongs to the property. The chairlift is around 150m from the door of the property and this drops you up above Les Menuires, which gives...