

Village house on 1230m plot with an exceptional development opportunity in Villarabout – St Martin, 3 Valleys



## INFORMATION

|             |                            |
|-------------|----------------------------|
| Town:       | Saint-Martin-de-Belleville |
| Department: | Savoie                     |
| Bed:        | 4                          |
| Bath:       | 2                          |
| Floor:      | 126 m2                     |
| Plot Size:  | 1230 m2                    |

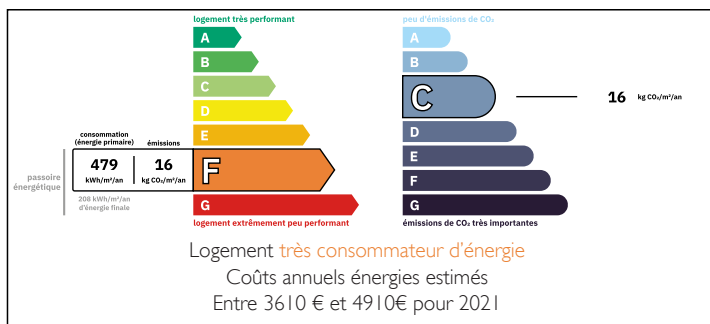


## IN BRIEF

Set on a generous 1,230 m<sup>2</sup> plot, the existing property comprises a detached 4 bedroom house with 126m<sup>2</sup> of habitable surface area (223m<sup>2</sup> total floor surface area with garages and cellars) offering comfortable accommodation with excellent scope for renovation and extension. The plot also has authorised planning permission for the construction of a new build 300m<sup>2</sup> chalet on the land and for the current chalet to be enlarged.

Situated in the peaceful and picturesque hamlet of Villarabout, just minutes from St Martin de Belleville, this unique property offers the perfect balance of alpine tranquillity and access to one of the world's most prestigious ski destinations - the 3 Valleys.

## 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

The current house features:

223m<sup>2</sup> total floor surface area with garages and cellars

Four bedrooms

Two bathrooms

Kitchen

A separate living room

Two garages and cellars

A large terrace ideal for outdoor dining and entertaining

A large private garden

Beautiful open views across the surrounding mountains and valley

The property is habitable in its current condition, allowing new owners to enjoy it immediately while planning future improvements, or alternatively undertake a complete transformation to maximise its potential.

What truly sets this property apart is the significant development opportunity. The current owners have already obtained full planning permission for the creation of an impressive 300 m<sup>2</sup> luxury new build chalet on the plot. The planning permission also has the opportunity of renovating and extending the existing house into apartments or a larger standalone property. Securing planning permission in this highly desirable area is increasingly rare, making this a particularly valuable asset and allowing buyers to move forward with their project without the uncertainty and delays of the planning process.

Located within the legendary 3 Valleys ski area, homeowners can enjoy over 600 km of interconnected pistes, exceptional snow conditions, and year-round mountain activities, while benefiting from the authentic charm of a traditional Savoyard village.

St Martin de Belleville has become one of the Alps' most sought-after destinations, renowned for its

## NOTES