

100sqm apartment for renovation with terrace and development potential in the heart of the Three Valleys



INFORMATION

Town:	Saint-Martin-de-Belleville
Department:	Savoie
Bed:	0
Bath:	0
Floor:	98 m2
Plot Size:	0 m2

IN BRIEF

In the heart of the village of Saint Martin de Belleville, within a small collection of private apartments, this property is an exciting blank canvas, ready to be transformed into your dream home. Offering approximately 98sqm spread over two levels, plus an external terrace of around 25sqm and a balcony, the property benefits from ultra-modern triple-glazed windows, a brand-new entrance door, and newly laid concrete floors: A solid foundation for creating a bespoke residence with the potential to create 2, 3, or even 4 bedrooms in the space.

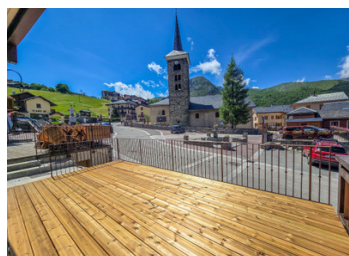


ENERGY - DPE

DPE not required.

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

This property is currently presented as an entirely empty space, meaning you have complete freedom in terms of design and layout. All interior elements have been removed, allowing future owners to create a fully customized project tailored to their needs and specifications.

The property comprises two separate spaces on the ground floor with a combined surface area of approximately 45 sqm, and around 53 sqm on the first floor, which also benefits from an additional balcony. In total, nearly 98 sqm of living space is available for redevelopment. The current layout allows for a variety of configurations, including the possibility of creating between 2 and 4 bedrooms.

What is great is that all of the preparatory work has been undertaken: All windows and exterior joinery have been replaced with new triple-glazed units, ensuring excellent thermal and acoustic performance. The entrance door is brand new, and floor screeding has been completed throughout the property. Outside, the terrace of approximately 25 sqm has been fully refurbished, including new waterproofing, while the building's façades have also been renovated.

The property enjoys open views and lots of natural light. Its location within a small and intimate "co-propriété" enhances its charm while benefiting from a highly sought-after position in the very centre of Saint Martin de Belleville.

Just a few steps from the Saint Martin de Belleville ski lifts, providing direct access to the world-renowned Three Valleys ski area, this property offers the opportunity to fully embrace mountain living without the need for...