



UNINTERRUPTED PANORAMIC VIEWS FROM THIS
SPACIOUS SKI CHALET IN THE TRADITIONAL
VILLAGE OF ST MARCEL, 3 VALLEYS

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ST MARCEL,...



PROPERTY FACT FILE

REFERENCE	A33106EH73
PRICE	€ 1,680,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	185.21 m ²
LAND	591 m ²
TOWN	Saint-Martin-de-Belleville
DEPARTMENT	
LOCATION	Ski
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	
FEATURES	Garage, Detached, Close to ski resort

*Price based on current exchange rate which is subject to change



- Chalet Ski
- Three Valleys
- 4 bedrooms
- Panoramic Views
- Garden

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This beautiful stand-alone chalet is situated in the quaint alpine village of Saint Marcel, home to a Michelin-starred gastronomy restaurant La Bouitte, nestled within the sought-after Three Valleys ski area. The ski lifts in St Martin de Belleville are conveniently located just 1.5km away which can be accessed either on the ski bus or by car with free

DESCRIPTION

The chalet offers a spacious open-plan living and kitchen area offering direct access to a terrace and private garden—perfect for enjoying the stunning valley views. With four double bedrooms, including an ensuite on the lower level, a dedicated study space, a family bathroom, and a separate WC, this chalet provides both functionality and versatility. Additional highlights include a double garage, a laundry room, and with the chalet sitting on a plot of over 600m², there is potential for an expansion, allowing for future customisation and the opportunity to create another 100m² of living space.

Saint Marcel is a charming, lesser-known village in the heart of the world famous Three Valleys just 1.5km from Saint Martin de Belleville, 9km to Les Menuires and 15km to Val Thorens. Unlike its bustling neighbours, Saint Marcel offers a serene, authentic Alpine experience with a traditional Savoyard atmosphere. Saint-Marcel is the perfect location for those who seek tranquility, local charm, and close access to premier skiing and mountain activities. This property is not only a home but also a gateway to year-round outdoor adventure and scenic beauty.

For more information about this property, please do not hesitate to contact us.

Road Level :

Entrance : 23.29 m²

Bedroom 1 : 12.19 m²

Bedroom 2 : 11.90 m²

Bedroom 3 : 23.21 m²

Bathroom : 8.88 m²

Garden Level :

Open plan living area : 75.37 m²

Bedroom 4 : 18.30 m²

Guest WC : 2.64 m²

Technical Room : 12.15 m²

Info...

More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A33106EH73>

COMPLETE FILE AND PHOTO ON REQUEST

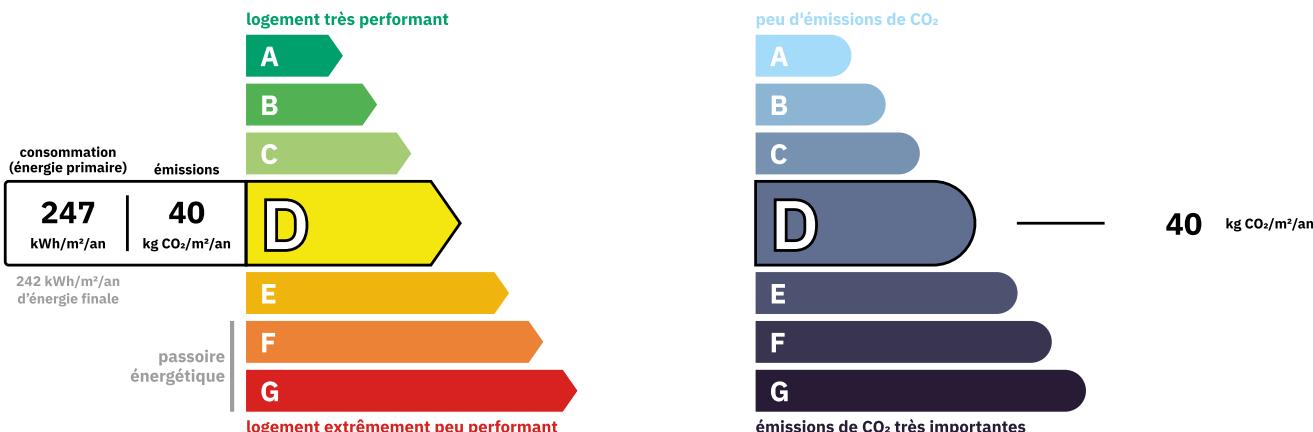


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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



Property Poorly efficient

Estimated annual energy costs
between 2420 € and 3330€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A33106EH73

FILE COMPLETE
AND PHOTOS
ON REQUEST

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