

EXCEPTIONAL 7 BEDROOM SKI CHALET WITH WELLNESS AREA IN THE CHARMING VILLAGE OF VILLARABOUT 1KM TO ST MARTIN

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 0870011515 1 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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PROPERTY FACT FILE

REFERENCE	A34687MAA73
PRICE	€ 4,000,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	7
ACCOMMODATION	337 m²
LAND	150 m²
TOWN	Saint-Martin-de-Belleville
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	New Build
FEATURES	Garage, Close to ski resort, Sauna

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





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- New Build with 10 year guarantees
- Luxury Chalet
- Sauna
- Fitness room
- Mountain views

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Set over 4 floors with an internal lift, this luxury new build chalet of 337 sqm is an exciting addition to the St Martin de Belleville property market. Boasting 7 en-suite bedrooms, a spacious open plan living and dining area opening out onto a large terrace with views across the mountains, a sauna, a fitness room and 5 private parking spaces in the



DESCRIPTION

This exclusive project is a development of two new build chalets of very high quality sold off plan. With the purchase of an off plan chalet, you have the possibility to define the internal layout with the developer in order to create a chalet which is bespoke and specific to your needs (where technically possible)

Villarabout is a year round village with a mix of local residents and holiday homes. Saint Martin de Belleville is easily accessible from Villarabout yet has the peace and quiet you may desire in a mountain setting. The village springs to life in the Spring with wildlife and mountain flowers. From the chalet you have plenty of trails and footpaths to enjoy not to mention all the summer activities such as cycling, mountain biking, via ferrata's, hiking and plenty more.

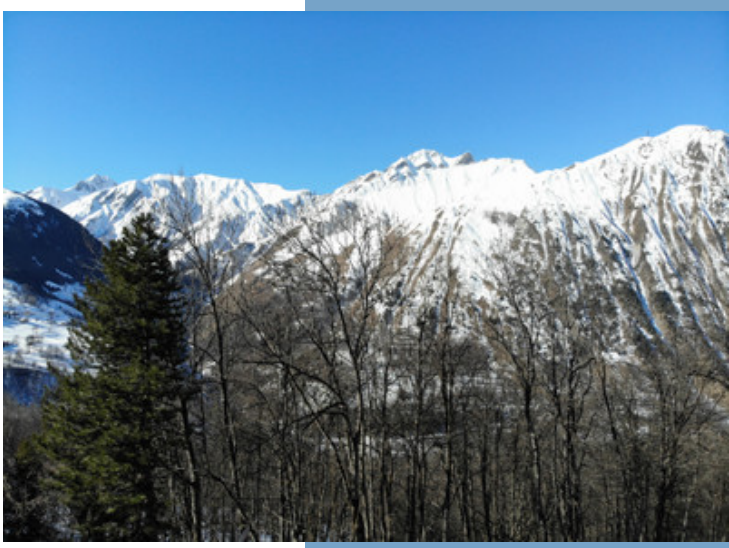


There is the possibility to recuperate the 20% VAT with a rental contract in place. For more information about this exciting new development, please do not hesitate to contact us.
(non contractual visuals).

Level R-1
Garage avec 5 places de parking

Level 0
Ski Room: 13m2
Entrée / Entrance: 15m2
Sauna: 4m2
Fitness: 18m2
LT Buanderie/Plant Room Laundry: 17.10m2
Chambre 1 / Bedroom 1: 18.50m2
SDB1 / Bathroom 1: 5.65m2
Chambre 2 / Bedroom 2: 18.35m2
SDB2 / Bathroom 2: 5.80m2

Level R+1
Chambre 3 / Bedroom 3: 14.48m2
SDB3 / Bathroom 3: 5.79m2
Chambre 4 / Bedroom 4: 13.52m2
SDB4 / Bathroom 4: 4.10m2



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A34687MAA73

COMPLETE FILE AND PHOTO ON REQUEST

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

ENERGIE-DPE

DPE not required.

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A34687MAA73

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