LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



# EXCLUSIVE NEW BUILD CHALET FOR SALE SITUATED 1KM TO THE AUTHENTIC RESORT VILLAGE OF ST MARTIN - 3 VALLEYS

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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## PROPERTY FACT FILE

| | |
|---|---|
| REFERENCE | A34689MAA73 |
| PRICE | € 3,800,000<br>£ 0*<br>*agency fees to be paid by the seller |
| BEDROOM | 6 |
| BATHROOM | 6 |
| ACCOMMODATION | 320 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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- Newbuild with 10 year guarantees
- Mountain views
- Fitness room
- Sauna
- Luxury chalet

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Unique opportunity of a 320 sqm ski chalet combining the traditional Alpine façade of local wood and stone with modern, high-quality interiors. This is a remarkable opportunity to purchase a fantastic ski chalet in one of the most sought after villages of the Belleville Valley.



# 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.

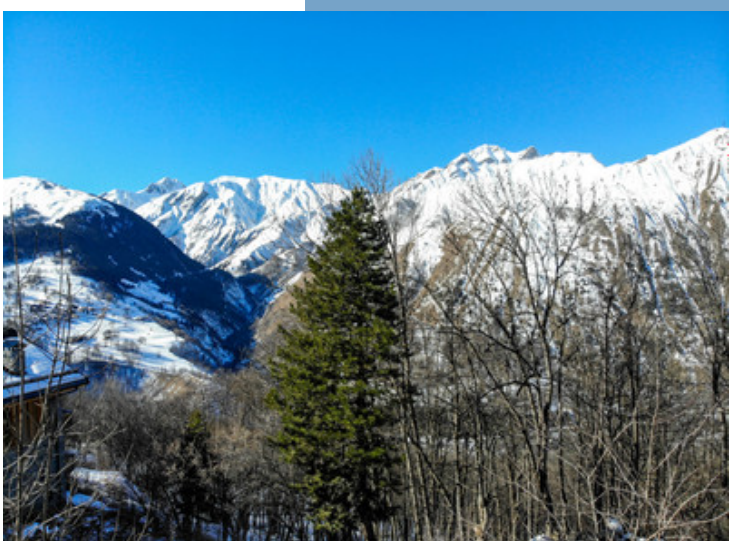
There is the possibility to recuperate the 20% VAT with a rental contract in place. For more information about this exciting new development, please do not hesitate to contact us.
(non contractual visuals)



Level R-1
Garage with 4 parking spaces

Level 0
Ski Room: 12.40m2
Entrée / Entrance: 11.47m2
LT Buanderie/Plant Room Laundry: 12.95m2
Chambre 1 / Bedroom 1: 16.82m2
SDB1 / Bathroom 1: 6.38m2
Chambre 2 / Bedroom 2: 17.03m2
SDB2 / Bathroom 2: 8.15m2

Level R+1
Sauna: 3.45m2
Fitness: 20.37m2
Chambre 3 / Bedroom 3: 13.50m2
SDB3 / Bathroom 3: 4.51m2
Chambre 4 / Bedroom 4: 14.10m2
SDB4 / Bathroom 4: 4.58m2



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A34689MAA73

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 :A34689MAA73**

**FILE COMPLETE AND PHOTOS ON REQUEST**

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