LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



4-BEDROOM SKI CHALET FOR SALE WITH PANORAMIC VIEWS AND A BEAUTIFUL GARDEN IN SAINT-MARCEL, 3 VALLEYS

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PROPERTY FACT FILE

REFERENCE	A39224EH73
PRICE	€ 1,300,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	157 m²
LAND	688 m²
TOWN	Saint-Martin-de-Belleville
DEPARTMENT	
LOCATION	Ski
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	
FEATURES	Close to ski resort, Sauna, Mountain view

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





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

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This charming standalone chalet is split over three levels with a habitable surface area of 157m2 and features 4 spacious double bedrooms, a sauna, garage (additional 29m2), open plan living area with stove, a spacious garden and beautiful mountain views. Tucked away in the peaceful hamlet of Saint-Marcel, the chalet is ideally

DESCRIPTION

95 000

The ground floor of the chalet is all about convenience with a spacious garage, a ski room area, laundry facilities, and a sauna. Step outside to a private courtyard and ample parking to the front of the chalet.



On the first floor of the chalet, you will find the heart of the house with a recent new kitchen which flows into a dining area and cosy living room with a fireplace. French windows lead onto a sunlit terrace and a spacious garden – the perfect spot for morning coffee with mountain views or long summer lunches. This level also hosts a comfortable bedroom, shower room, and separate WC.

On the top floor, you'll find a master suite with a modern, ensuite shower room and two spacious bedrooms with a shared bathroom with separate WC.

The surrounding garden offers room to expand with a beautiful panorama of the mountains – a rare luxury in such a tranquil setting.

Saint-Marcel is a picture-perfect Savoyard village famed for its peaceful atmosphere, historic charm, and Michelin-starred dining. Just 2 km from Saint-Martin-de-Belleville and 5 km from Les Menuires, with the free ski bus less than 150metres away, you have instant access to the vast Three Valleys ski area – the largest ski area in the world - while returning each day to your own serene alpine hideaway.



For more information about this chalet or to organise a visit, please get in touch.

Ground Floor :
Garage : 28.70 m²
Laundry : 4.73 m²
Entrance Hallway : 26.80 m²
Technical Room : 10.48 m..

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A39224EH73

COMPLETE FILE AND PHOTO ON REQUEST

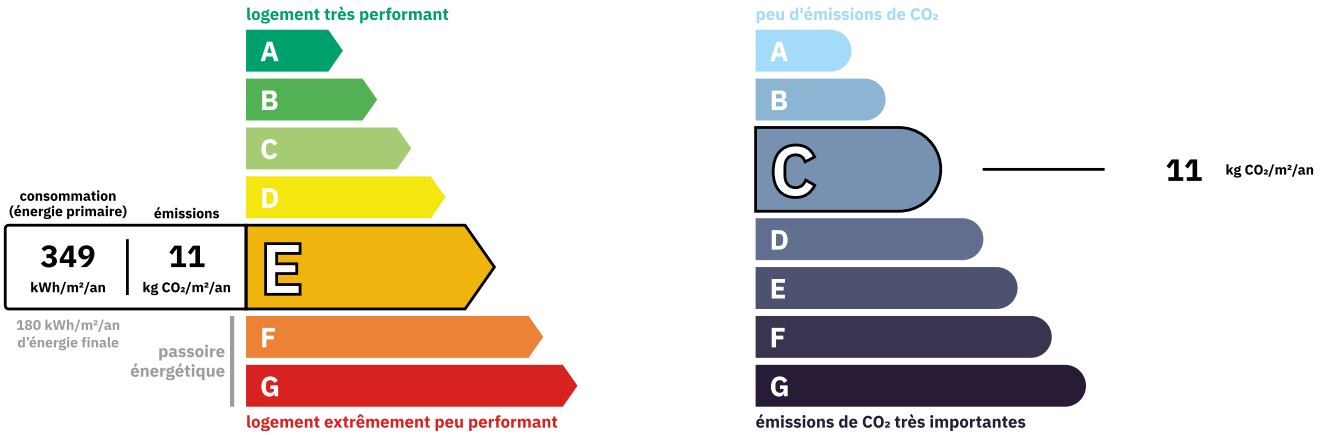
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 3790 € and 5200€ for 2022

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 :A39224EH73
FILE COMPLETE AND PHOTOS ON REQUEST

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