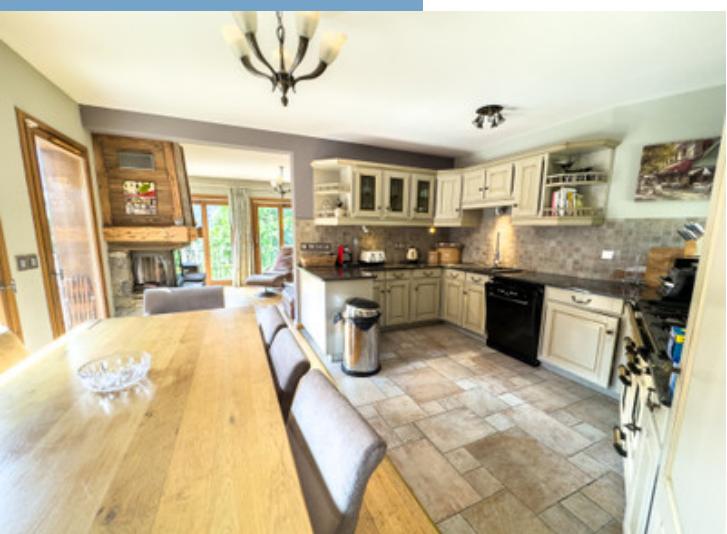




SUPERB 4-BEDROOMED CHALET FOR SALE AT  
THE ENTRANCE OF ST MARTIN DE BELLEVILLE (3  
VALLEYS)

SUPERB 4-BEDROOMED  
CHALET FOR SALE AT THE  
ENTRANCE OF ST MARTIN  
DE BELLEVILLE (3  
VALLEYS)...



PROPERTY FACT FILE	
REFERENCE	A40321SPA73
PRICE	€ 1,450,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	146 m <sup>2</sup>
LAND	65 m <sup>2</sup>
TOWN	Saint-Martin-de-Belleville
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	
FEATURES	Mains Drains, Garage, Private parking

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



- Superb views
- Access into the ski area
- Spa area
- Large terrace with hot tub
- Private parking

SUPERB 4-BEDROOMED  
CHALET FOR SALE AT THE  
ENTRANCE OF ST  
MARTIN DE BELLEVILLE (3  
VALLEYS)...

Ref : A40321SPA73

Located at the end of a small collection of chalets at the entrance to St Martin de Belleville, this property offers real proximity to the village and its services, including the ski lifts, but without the hustle and bustle of a ski resort. The large terrace with hot tub provides a touch of luxury - in addition to the spa room inside, and there is ample sleeping

## DESCRIPTION

Entering the chalet on the ground floor, there is a well-proportioned entrance hall, boot room and spa area (sauna and shower), plus the garage and laundry room.

The first floor of the chalet houses one double bedroom with great views, a family bathroom and the living areas - sitting room and kitchen with dining area. The large terrace with hot tub is accessed from the kitchen and the views from here are dominated by the spectacular Vallée des Encombres to the west.

The top floor of the chalet houses the master bedroom with en-suite bathroom, a twin room with en-suite bathroom and mezzanine area, and the final twin bedroom, plus another bathroom.

Overall, the chalet is very well-maintained with some luxurious elements and a feeling of calm and serenity due to being at the end of the small development. The internal footprint is 185sqm, with a few areas below 1.8m in height, making this a spacious 4-bedroomed property.

With its beautiful, cobbled streets and old buildings, St Martin de Belleville is a traditional village with tremendous charm as well as a gateway to explore the world's largest ski area, the 3 Valleys. The Belleville Valley, in which Saint Martin sits, is an attractive place to own a mountain home with the summer and winter season's activities and natural beauty equally as plentiful as well as a selection of fantastic restaurants, not to mention home to the renowned Michelin 3\* restaurant 'La Bouitte'.

Just 1 hour 20 minutes' drive (104 km) from Ch...



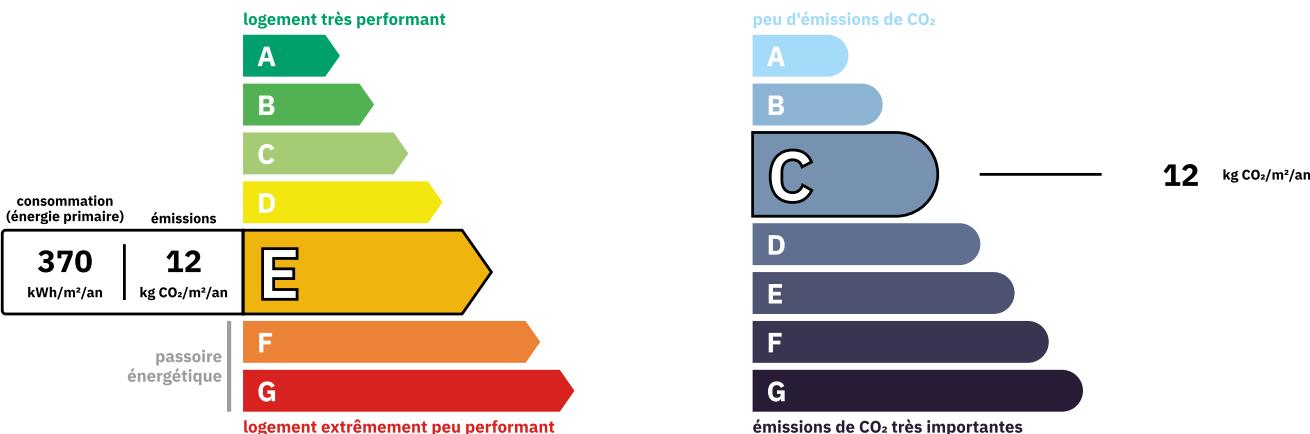
More Online :  
<https://leggett prestige.com/luxury-property-for-sale/view/A40321SPA73>  
COMPLETE FILE AND PHOTO ON REQUEST

SUPERB 4-BEDROOMED  
CHALET FOR SALE AT THE  
ENTRANCE OF ST MARTIN DE  
BELLEVILLE (3 VALLEYS)...

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

Ref : A40321SPA73

## ENERGIE-DPE



Property Energy consuming  
Estimated annual energy costs  
between 3690 € and 5050€ for 2023

## 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 : A40321SPA73

FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)