



## Sunny chalet in pretty mountain village 5 minutes from ski resort of St Martin de Belleville.

With the feel of a woodman's cottage, this is a lovely 2 bedroom chalet set in a sunny spot. The owners have finished their home to a high standard with a light wood interior and a wood and plaster exterior. There is a small garden with a little terrace and the house is tucked away at the edge of the . . .

Nicely finished, it is laid out over three floors. You enter at the garden level, either through the garage or the front door into a small hall. Off the hall is a laundry and wine store, there is also space for a small sauna on this floor should you want one. The garage is a good size and provides additional storage space for mountain bikes and skies. A huge bonus is the newly installed geothermic central heating which has given them massive saving on their fuel bills as well as having the feel good factor of being environmentally friendly.

The first floor opens out onto a spacious living area. This is a sunny room with large balcony doors providing lots of light and opens out to wonderful views of the mountains. The lounge area has a wood burning stove giving a cosy ambience and a warm focus for the room. There is space for a large dining table next to the kitchen area which is fully fitted with an oven and hob, dishwasher, fridge and sink. This floor, and the garden floor, is tiled throughout.

On the top floor you arrive at an open space ideal for an office or TV area, but which could also be closed to make a small child's bedroom. In addition there are two large bedrooms . . .

**Town:** St Martin de Belleville  
**Dept:** Savoie  
**Plot size (m2):** 140  
**Habitable (m2):** 130  
**Bedrooms:** 2  
**Bathrooms:** 1  
**Agent:** Heather Byrne  
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