

Newbuild one bedroom apartment FOR SALE in St Gervais les Bains with terrace, garden and parking.

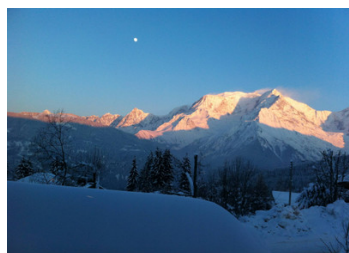
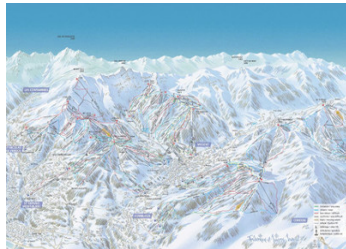


INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	1
Bath:	1
Floor:	46.67 m2
Outside Space:	42 m2

IN BRIEF

High quality 1 bedroom newbuild apartment for sale in St Gervais. Private parking and lovely outside space, close to transport links and the TGV station. Eligible for tax reductions (Pinel) for fiscal residents. Delivery date: End of 2024. In the heart of Fayet and only 600m from the St Gervais SNCF TGV station.



ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

DESCRIPTION

THE APARTMENT ref: 101

Entrance with built in storage – 9.08/m2

Open plan living room - 19.45m2 French windows lead on to the terrace

Bedroom – 11.54

Bathroom and independant WC

Terrace – 12.58

Garden – 29.37

TOWN and RESORT

Sitting at the foot of the Domaine Evasion Mont-Blanc, the 3rd largest ski area in France with 445 km of piste, 5 snow parks including the slopes of Megeve, Les Contamines and Combloux as well as St Gervais itself at the heart of the circuit In addition to the first-class skiing facilities, there are plenty of opportunities to make the most of the beautiful alpine scenery and wide-open spaces whatever the season. St Gervais is a genuine year round market town with its spa and is an excellent base for walking, mountaineering, canyoning, mountain-biking and other outdoor activities. The town has several great tennis courts and the golf courses at Chamonix and Megeve are a short drive away.

Check out the slopes and the walking trails as well as the town and events with the winter and summer virtual tours of St Gervais : <http://www.stgervais.co.uk/st-gervais-webcams/stgervais-virtual-tour>

With a recent 5 star hotel and 3 new four star hotels, two Michelin rated restaurants and a host of other bars, cafes and restaurants to discover, the town is really on the up and you will soon discover why St Gervais is Leggett's biggest selling town in France since 2015. St Gervais retains a...

LOCAL TAXES

Taxe habitation: EUR

NOTES