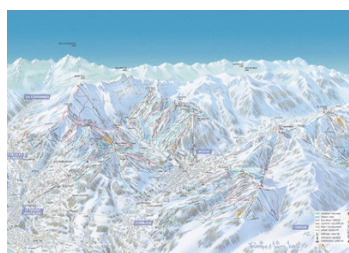


Incredible three bedroom new build apartment for sale close to the ski lifts of St Gervais



INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	3
Bath:	4
Floor:	108.04 m2
Outside Space:	29 m2

IN BRIEF

Situated in a high quality new build development in a prime St Gervais location, this stunning apartment boasts two double bedrooms as well as a dormitory style bedroom upstairs. The open plan kitchen, living and dining area is large enough to offer additional sleeping space and opens out onto a terrace space of 29m², ideal for enjoying the stunning views over the village and surrounding mountains. The apartment comes fully furnished, ready to move in to or rent out!

Delivery is due in 2025.

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

Apartment ref: A0002

Entrance hall with built in storage

Large open plan kitchen and living area of 40.22m² with access on to the terrace of 28.81m²

Independent WC

Bedroom of 10.35m² with ensuite shower room

Bedroom of 9.25m²

Upstairs:

Dormitory room of 16.15m²

3x shower rooms with independent WC

Incredible views over St Gervais and the surrounding mountains from the terrace.

All the apartments are finished with the following high standards:

Fully furnished and equipped apartments

Built in storage

Underground parking

Ski lockers

Cave

The Region:

St Gervais is an active mountain spa town, popular throughout the year. In the winter, the ski lifts offer immediate access to the Evasion Mont Blanc, one of France's most beautiful ski areas. In the summer the town offers thermal baths with spa treatments, a cinema, casino, and many outdoor activities available such as an Olympic skating rink or unforgettable walks and rambles with over 180km of marked paths and trails, including a Baroque footpath.

Transport/Access:

Chamonix – 24km

Geneva Airport – 86km

Annecy – 87km

The Development:

This stunning new build development is in a rare and

LOCAL TAXES

Taxe habitation: EUR

NOTES