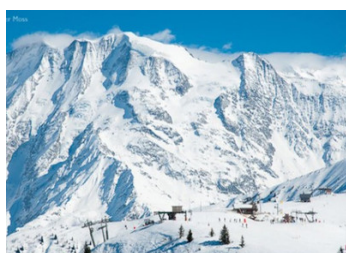


High quality new build apartment for sale in St Gervais. Ideally located close to the ski lifts.



## INFORMATION

|                |                         |
|----------------|-------------------------|
| Town:          | Saint-Gervais-les-Bains |
| Department:    | Haute-Savoie            |
| Bed:           | 3                       |
| Bath:          | 2                       |
| Floor:         | 67.79 m2                |
| Outside Space: | 4 m2                    |



## IN BRIEF

This brand new first floor apartment is part of a high quality new development situated in the year round market town and ski resort of St Gervais. As you enter the apartment, you'll find a large, open plan kitchen, living and dining area directly on your left. This opens out onto a balcony offering amazing views over the surrounding mountains. The apartment features 2 double bedrooms, one of which is ensuite, and an additional bunk room. There's a shared bathroom in the apartment and an independent WC.

The apartment comes fully furnished and ready to move into or start renting 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: A0103

Spacious open plan kitchen and living area of 25.49m<sup>2</sup> with access on to the balcony of 4.12m<sup>2</sup>

Bedroom of 10.45m<sup>2</sup> with private shower room

Bedroom of 9.09m<sup>2</sup>

Bunk room of 6.89m<sup>2</sup>

Bathroom and independent WC

Featuring stunning views over the village of St Gervais and the surrounding mountains.

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 privileged location in St Gervais, close to the ski lifts and shops. It boasts panoramic views of the village

## LOCAL TAXES

Taxe habitation: EUR

## NOTES