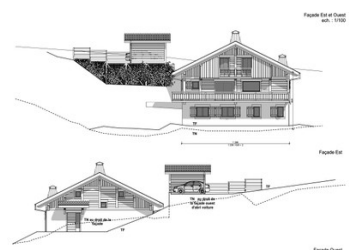
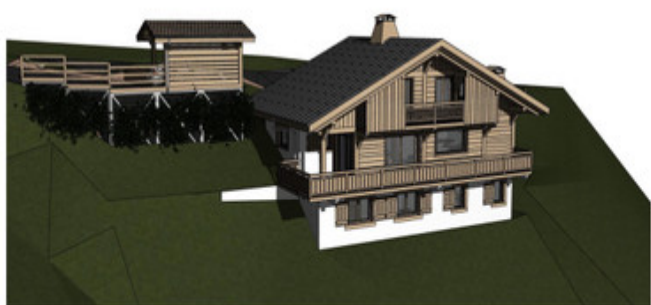


5 bedroom bare shell chalet FOR SALE in Saint Gervais next to the main piste with views of Mont Blanc

## INFORMATION

|             |                         |
|-------------|-------------------------|
| Town:       | Saint-Gervais-les-Bains |
| Department: | Haute-Savoie            |
| Bed:        | 5                       |
| Bath:       | 4                       |
| Floor:      | 170 m2                  |
| Plot Size:  | 827 m2                  |



## IN BRIEF

EXCLUSIVE TO THE LEGGETT WEBSITE - dont miss the plans and architects drawings . This bare shell chalet with 827m2 of land FOR SALE in Saint Gervais is proposed as a 5 bedroom ski chalet of 170m2 set over 3 floors with great views to Mont Blanc. Architects impression and plans available on the Leggett Website . The main structure will be completed ready for you to finish the chalet to your design and we have great contacts with builders, architects, interior designers to assist with the project.

20% VAT can be recovered on this purchase price.

For your winter sports, the access point to and from the main piste is just 200m away - so you may make it right back to the chalet.

The closest shops and cafes are a...

## 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

Bare shell chalet FOR SALE in Saint Gervais Mont Blanc - with a planning application for 5 bedrooms 170m2 on 3 floors. Plans on request

Great Panoramic views to Mont Blanc

Ideally located between Chamonix and Megeve, Saint Gervais is a small French market and spa town at the heart of the 3rd largest ski area in France, the Domaine Evasion Mont Blanc with 445km of pistes and many snow parks, and includes the resorts of Megeve, Les Contamines and Combloux as well as Saint Gervais itself at the heart of the circuit. The Domaine Evasion lift pass covers all the lifts in the circuit . The Tramway de Mont Blanc, takes you from the town to St Gervais' second ski area linking to Les Houches in the Chamonix valley. The Ultimate Mont Blanc season pass covers all the lifts in the valley and Domain Evasion Mont Blanc and includes resorts in Switzerland and Italy. In the summer months the town comes into its own with lovely cafes and terraces around the market place , and presents a wealth of activities from walking, mountaineering and cycling to relaxing at the new pool and swimming in the local lakes. There are golf courses in easy driving range in both Megeve and Chamonix, which is only 30 mins away (26km) and St Gervais is also ideally located for day trips, as Annecy, 87 km, Switzerland 43km and Italy...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES