

Spacious property UNDER OFFER Saint Gervais Mont Blanc Easy access to town and skiing. Sunny private garden

EXCLUSIVE



## INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	10
Bath:	6
Floor:	353 m <sup>2</sup>
Plot Size:	927 m <sup>2</sup>

## IN BRIEF

This spacious property UNDER OFFER in Saint Gervais over three floors is laid out as follows

House over 3 floors with spacious living areas, 5 bedrooms and 4 bath/shower rooms

On the ground floor there is more space with another lounge and summer kitchen, bedroom, shower room home office and WC

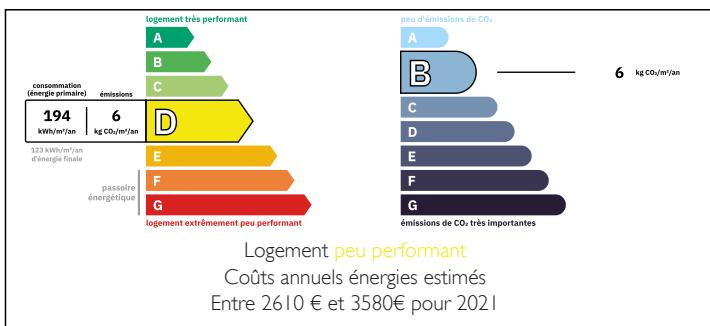
Private garden with a shed, and ample parking.

With easy access to the slopes in St Gervais and Les Contamines and to the town with a school and bus stop close by.

Ideal as a principal residence with loads of space for friends and family, it is also a great rental option



## ENERGY - DPE



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

Ski Property UNDER OFFER in Saint Gervais Mont Blanc, sunny , private garden , easy access to town and ski areas

This flexible ski property offers the following accommodation

family house over 3 floors with spacious living area with open plan lounge, kitchen , dining area , with a mezzanine area with lounge / TV room and office area . 5 bedrooms. 4 bath/shower rooms , Sauna, ski room, utility room garden , parking

Additional space is found on the ground floor with a summer kitchen, a guest bedroom/shower room, WC , home office and additional lounge space.

## LOCAL TAXES

**Taxe habitation: EUR**

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Co-owned building of 2 units  
Provisional annual charges: 600€

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES