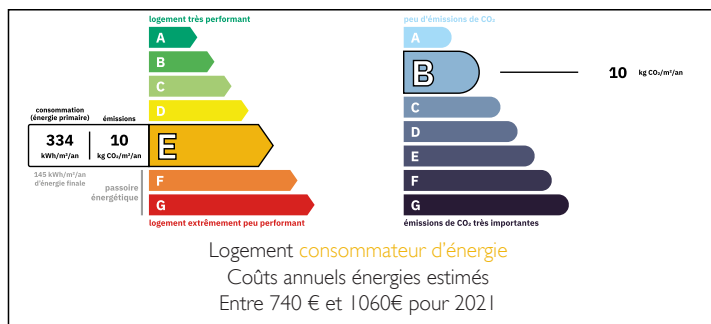


1 bedroom ski apartment for Sale in Saint Gervais, close to lift and town, private sunny garden, great views

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	1
Bath:	1
Floor:	26.26 m2
Outside Space:	32 m2

IN BRIEF

This 26 m2 1 bedroom apartment with a garden FOR SALE in Saint Gervais is a rare find . Great location providing easy access the cable car just 300m away and to the town just beyond with great views and a sunny garden with decking..

In a raised position to make the most of the views this modern apartment i in a small residence provides a great ski pad for 4 or more with a sofa bed.

Entrance with storage space.

Main living room with open plan kitchen and picture window and sliding glazed door giving access to the decking and garden

Double bedroom with built in wardrobe

Bunk alcove for extra sleeping

Bathroom with shower over

Separate WC

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

1 bedroom ski apartment FOR SALE in Saint Gervais Mont Blanc, Close to the cable car and the town with great views and with a private garden .

On the elevated ground floor the 26m2 apartment offers a double bedroom and additional bunk alcove for extra sleeping so can easily accommodate 4 or 6 with a sofa bed .

- A light and airy living room with open plan kitchen equipped with dishwasher, 4 hobs and a combination oven, dishwasher and a fridge .
- Lounge area and a dining table for up to 6 people
- The room opens onto a sunny terrace and garden with great views to the town and to the glaciers of the Mont Blanc range
- Double bedroom with built in wardrobe
- alcove area with a bunk bed
- bathroom with shower over
- separate WC

With underfloor heating and electric shutters in the apartment is very easy to look after and provides a real home from home at any time of the year.

Sold with a ski locker and a private garage in the underground carpark , which also has additional storage for bikes, boards , skis etc

Building charges approx 1300€ / per year including all management costs, maintenance contracts, lift , cleaning , etc - cold water.

Just 300 m to the cable car , to take you to the Domaine Evasion Mont Blanc ski...