

Stunning 5/6 bedroom ski chalet UNDER OFFER Saint Gervais les Bains, great terrace, great Mont Blanc views

EXCLUSIVE



INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	5
Bath:	3
Floor:	194 m2
Plot Size:	1600 m2

IN BRIEF

360° tours and floor plans exclusive to LEGGETT website

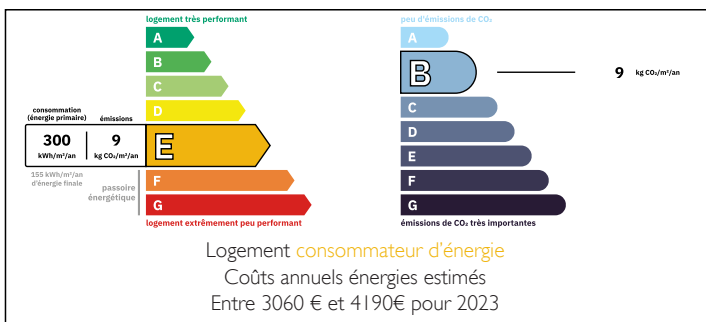
This 5/6-bedroom chalet UNDER OFFER in Saint-Gervais Mont-Blanc provides a lovely family home, with generous living and entertaining areas and 5 bedrooms, 2 of which are en suite, plus a family bathroom, a games/fitness room, and a TV room for the kids that can double as a 6th bedroom. The chalet is perfect for up to 10–12 people.

The garden is easy to maintain and features a genuine Jacuzzi hot tub with one of the best views of Mont-Blanc. The chalet, terraces, and balcony catch the sun from sunrise to sunset. Large parking area.

It's an easy 5min drive to the ski area, just 2.3 km away, and the historic town is only 6 min (3.1 km). Access from Geneva or the Channel crossings



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

Don't miss the 360° virtual tours and 3D plans - exclusive to the Leggett website!

SOLE AGENT

5/6 bedroom ski chalet UNDER OFFER in Saint-Gervais-les-Bains. This fully renovated chalet, set over 3 floors, offers spacious accommodation for up to 12 people and provides stunning views of Mont Blanc and the Aravis range.

Garden level - Entrance hallway of 2.5m² opening to large open-plan living space of 45m² with:

- double height lounge with wood burning stove
- light and airy dining area with great views to the town and to Mont Blanc, direct balcony access.²
- fully equipped open plan kitchen with breakfast bar
- bedroom 4 - double bedroom suite of 11m² with built-in storage and walk-in shower and WC

Ground floor

- hallway of 9.77m² giving access to all rooms and with a staircase leading to upper floors
- bedroom 1 - a generous principal suite of 27m² with large bedroom with double doors leading to a private terrace with great views across the meadows to the mountains beyond. Large built in wardrobe, ensuite bathroom bath, shower over, vanity unit and WC

- bedroom 2 - double bedroom 9,32m² with large built-in wardrobe
- bedroom 3 - double bedroom 8.83m² with built in wardrobe and a Mont Blanc view !
- family bathroom 4.57m² with bath, shower over, vanity unit and WC
- garage of 24m², with ski storage and boot...

LOCAL TAXES

Taxe foncière: 2179 EUR

Taxe habitation: 4633 EUR

NOTES