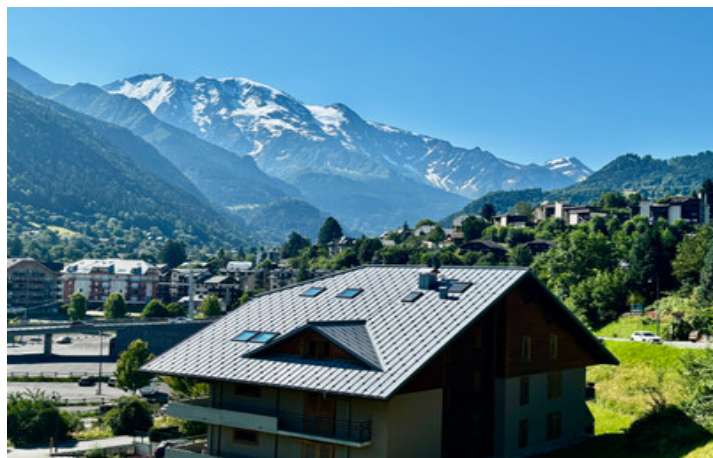


Spacious 4-Bedroom Ski Apartment FOR SALE in Saint-Gervais Mont-Blanc – Prime Location for Town & Cable car



INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	4
Bath:	2
Floor:	90 m ²
Outside Space:	6 m ²

IN BRIEF

4-Bedroom Duplex Ski Apartment FOR SALE in Saint Gervais Mont Blanc

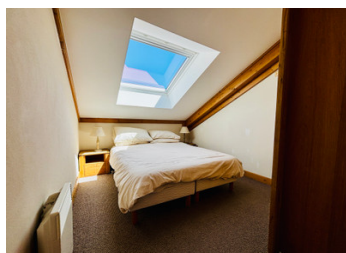
This spacious 4-bedroom apartment is located on the top floors of a well-maintained residence built in 2012, ideally situated in Saint Gervais Mont Blanc. Whether you are looking for a holiday retreat or a comfortable year-round home, this 90m² apartment (63m² habitable space) is a fantastic option.

The apartment features a bright and airy open-plan living area with a fully equipped kitchen, stunning views, and a southeast-facing balcony. The entrance hall leads to two bedrooms and a bathroom and WC on this level, while the upper floor offers two additional bedrooms, a shower room, and WC. The layout easily accommodates 8 to 10 people, making it ideal for family stays and as a rental investment if required.

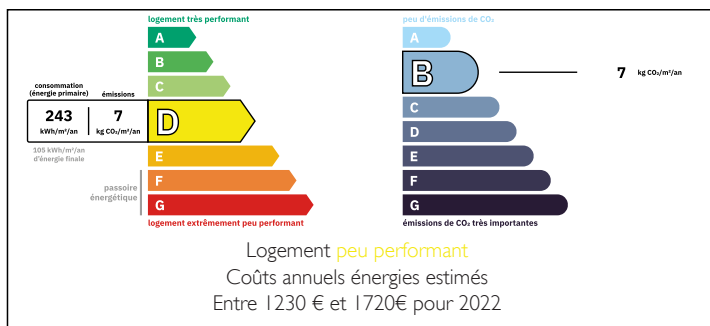
Located just 250m (a 3-minute walk) from the ski lift

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.



ENERGY - DPE





DESCRIPTION

Exclusive to the Leggett website - don't miss our 360° virtual tours and 3D floorplans

4 bedroom, duplex ski apartment FOR SALE in Saint Gervais Mont Blanc. This modern apartment of 90m2 including 63m2 of habitable space is an ideal alpine property for use at any time of the year . Just 250 m from the cable car, whether you use it to access the ski area or the railway station and the thermal park you really can use this property without a car in resort.

On the top floor, accessed by the lift or by the stairs this modern apartment built in 2012 is in great condition and is laid out as follows:

- Entrance hall with plenty of space for all your outside gear.
- Open plan living room with lounge and dining areas and a fully equipped kitchen.

There are great views from the room itself and the covered balcony provides additional space and views. It faces south east so you have morning sun and the apartment stays cooler in the afternoons.

- Bedroom 1 - double bedroom with built-in wardrobe. Great view to the mountains.
- Bedroom 2 - this room is equipped with a bunkbed and a sofa bed however could make a twin or a double and again that great view !
- bathroom with a bath / shower over and a washing machine . Separate WC

stairs to upper level

bedroom 3...

LOCAL TAXES

Taxe foncière: 1370 EUR

Taxe habitation: EUR

NOTES