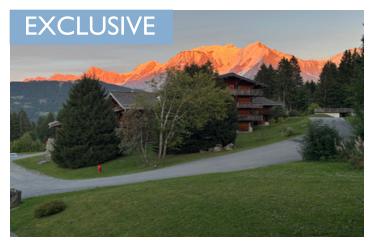


Ref: A38454ADM74

Price: 165 000 EUR

agency fees to be paid by the seller

#### Studio apartment with bunk alcove UNDER OFFER in Saint Gervais Mont Blanc. Ski in ski out ,pool , tennis



## INFORMATION

Town: Saint-Gervais-les-Bains

Department: Haute-Savoie

Bed: 0

Bath:

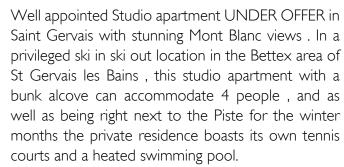
Floor: 24.5 m<sup>2</sup>

Outside Space: 4 m2





# in Brief



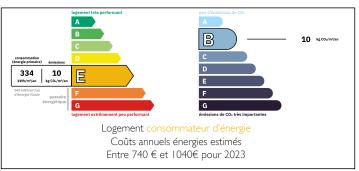








ENERGY - DPE



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.

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### LOCAL TAXES

Taxe foncière: 680 EUR

Taxe habitation: EUR

### **NOTES**

#### DESCRIPTION

This 25.92m2 studio apartment UNDER OFFER in Saint Gervais Mont Blanc can accommodate up to 4 people thanks to the additional bunk alcove.

Located in a ski in ski out position close to the shops Cafes and restaurants in Bettex provides an excellent base for all your winter and summer activities.

On the first floor of the residence in a private hamlet, the apartment looks straight at Mont Blanc and has

Entrance hallway with storage and washing machine Alcove with bunk bed

main living room with balcony and kitchen and dining area

bathroom

WC

sold with the lockable store room and use of a ski locker

The successful buyer will also be able to purchase an underground parking space for a supplement.

Building charges approx 1550€ / year including underfloor heating, hot and cold water, all maintenance contracts: cleaning of common areas, heating, hot water production, swimming pool, tennis courts, garden and snow clearing as well as management company fees.

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Co-owned building of 32 units Provisional annual charges: 1800€

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