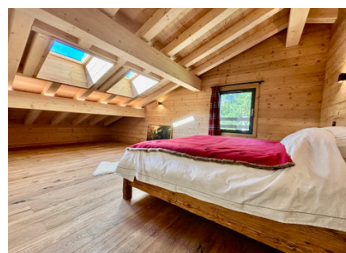
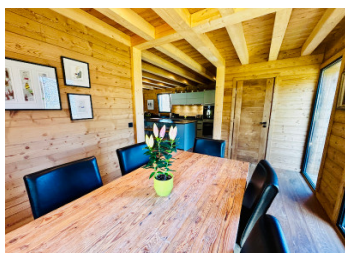


5 bedroom, luxury, ski chalet FOR SALE in Saint Gervais les Bains , great views to Mont Blanc , easy access.



## INFORMATION

|             |                         |
|-------------|-------------------------|
| Town:       | Saint-Gervais-les-Bains |
| Department: | Haute-Savoie            |
| Bed:        | 5                       |
| Bath:       | 4                       |
| Floor:      | 230 m2                  |
| Plot Size:  | 799 m2                  |



## IN BRIEF

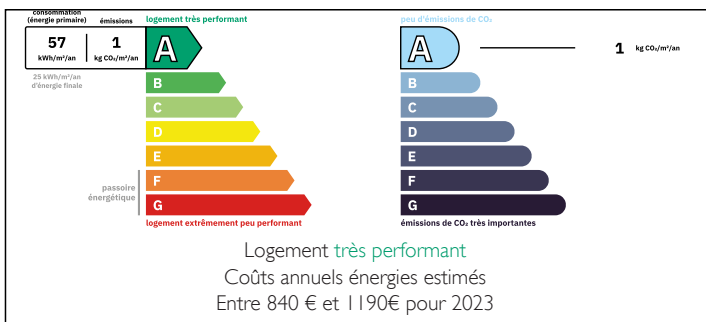
Luxury 5-Bedroom Ski Chalet FOR SALE in Saint Gervais - direct view to Mont Blanc

This stunning contemporary ski chalet completed in 2023 offers the perfect blend of modern comfort and alpine charm. The property sits in a plot of 800 m<sup>2</sup> plot, and provides breathtaking views of Mont Blanc.

Set over three floors , the chalet features an open-plan living area full of natural light and framing the spectacular mountain scenery. A stylish open plan kitchen, a dining area and a cozy lounge with log fireplace, make it ideal for both entertaining and relaxing after a day on the slopes. Doors lead to a south facing terrace which also catches the late sun to the west.

5 bedrooms 2 of which are ensuite and 2 additional family bathroom / shower room designed with

## 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

Exceptional, recently built 5-Bedroom Ski Chalet FOR SALE in Saint Gervais les Bains with Mont Blanc views.

Set looking at the breathtaking Mont Blanc, this newly built five-bedroom, four-bathroom chalet offers modern alpine design luxury in a classic style. the chalet sits on its own 800m2 plot in prestigious Saint-Gervais-les-Bains, one of the French Alps' most popular and charming, year round destinations.

Designed with both luxury living and year-round comfort in mind, this chalet is the perfect sanctuary for those seeking tranquillity, space, and spectacular views — just 5 mins drive ( 2.9km) from ski lifts, the cafes shops and restaurants in the historic centre now with a free lift to the thermal spa for which Saint-Gervais les Bains is renowned.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

Property Highlights

Garden level :

Main entrance leading to

Living Space: Generous interiors combining natural stone, old wood, and plenty of windows for maximum light and views, a balance of warmth and contemporary sophistication.

Open-Plan Living room , A striking main open plan living area creating an inviting atmosphere.

Fully equipped kitchen with pantry — ideal for both family dining and entertaining guests.

Dining area with direct access to the balcony and garden

Spacious lounge with a suspended fireplace and direct access to the garden with large south facing terrace, and outdoor dining area, offering uninterrupted views of Mont Blanc