

3 bedroom ski chalet FOR SALE in Saint Gervais les Bains , close to centre, sunny terrace, great views

EXCLUSIVE



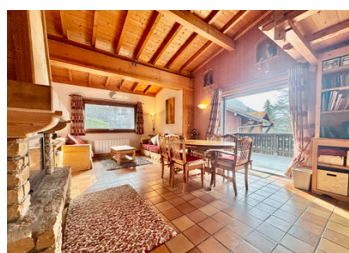
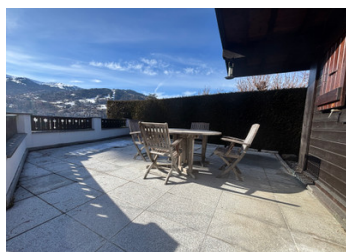
## INFORMATION

|             |                         |
|-------------|-------------------------|
| Town:       | Saint-Gervais-les-Bains |
| Department: | Haute-Savoie            |
| Bed:        | 3                       |
| Bath:       | 2                       |
| Floor:      | 99 m2                   |
| Plot Size:  | 260 m2                  |

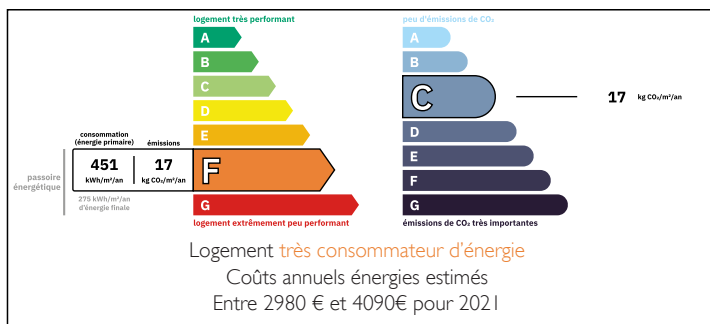
## IN BRIEF

This rare three-bedroom chalet FOR SALE of in the centre of St Gervais is a rare find . With large sunny terrace and great views the chalet is in a peaceful location can be moved straight into and provides a great base for all that Saint Gervais has to offer. The centre of the historic town is under 500m away and the cable cars can be reached on foot and with your boots and equipment in the self-service heated lockers you will not even have to carry your kit. Alternatively the ski shuttle stops is just 400 m away

With the open plan living room with kitchen opening directly onto the large terrace and with a bedroom and bathroom / WC on this floor and two bedrooms sharing a shower room 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

EXCLUSIVE TO LEGGETT a rare 3 bedroom ski chalet FOR SALE in St Gervais Mont Blanc .

Just 500 m from the centre of the town with great views and in a peaceful location this three-bedroom provides comfortable accommodation in one of our most popular destinations in the Alps.

The upper floor has

- entrance hallway with for coats, boots ski gear
- open plan living space with fully equipped kitchen, lounge and dining area and a wood-burning fireplace.
- large sunny terrace with great views
- double bedroom with with built in storage
- bathroom with bath and a shower and a separate WC
- mezzanine area above the living space ideal for additional storage.

stairs to garden level

- bedroom 2 - twin room with large built in storage
- bedroom 3 - twin room
- shower room with WC
- cellar storage area .

SAINT-GERVAIS is ideally located between Megeve and Chamonix and is under an hours drive to Geneva 68km. At the heart of the Domaine Evasion Mont Blanc area the 3rd largest in France with 445km of piste Saint Gervais les Bains is also a bustling little French market town with a good size year round population and whilst a lot of people buy their property due to the winter season many of my clients tell me they use their properties more in the summer than the winter.

The weekly markets in the square in the summer months draw...

## LOCAL TAXES

Taxe foncière: 485 EUR

Taxe habitation: 568 EUR

## NOTES