

INVESTOR SPECIAL - 3 bedroom duplex apartment FOR SALE in Saint Gervais Mont Blanc - great rental income



INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	74 m ²
Outside Space:	6 m ²

IN BRIEF

3 bedroom duplex apartment FOR SALE in Saint Gervais Mont Blanc

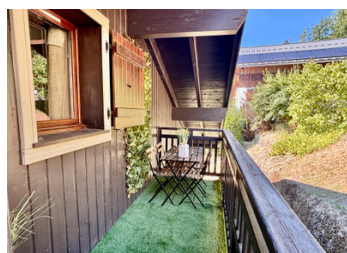
Set over the 2 upper floors this 74m² duplex apartment has 68m² of habitable space with a large open plan living room with lounge and dining areas and a stylish, fully equipped kitchen. The balcony has dining and seating areas, and remains cool in the summer heat.

2 double bedrooms, an additional bunk room, a bathroom and a separate shower room and 2 toilets are set out over the 2 floors.

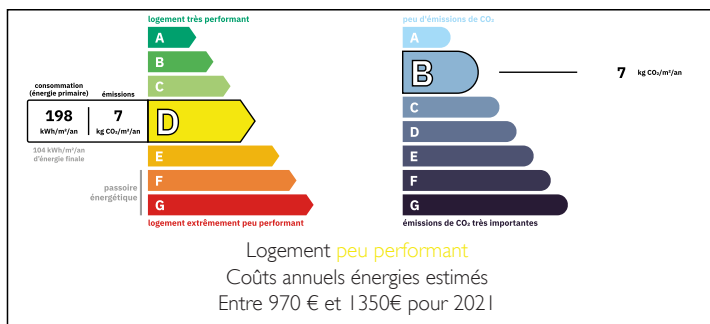
There is a private underground parking space and a ski locker. The apartment generates great rental income with over 80% occupancy on short term stays. With an indoor swimming pool with steam room reserved for the use of the residents and with a ski bus stop close...

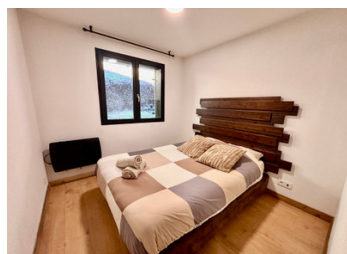
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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

74m2 - 3 bedroom ski apartment FOR SALE in Saint Gervais , IDEAL INVESTMENT with excellent rental income. On the top two floors of the chalet style residence from 2009 , the sloping ceilings give a real chalet feel and it is possible to create attic storage areas , to keep your personal items separate whilst the property is rented out.

Ready to move into, this well finished apartment consists of:

- main living room with dining area and lounge
- fully fitted and equipped kitchen
- balcony with morning sun
- Bedroom 1 double bedroom with built in storage
- shower room and separate WC
- Bedroom 2. double bedroom
- Bedroom 3 , bunk bedroom with built in storage
- bathroom and separate WC

NOTES

There is a private parking space in the secure covered car park and an individual ski locker. The chalet style residence benefits from an indoor heated swimming pool with 3 sets of double doors that open to a sunny terrace and there is a steam room and changing rooms . There is a great lounge / games room with pool table, books and games. There is self serve laundry room in the building too.

Whilst there is no obligation to rent out the property as in some residences, the apartment currently operates at 80% occupancy throughout the year on short-term rentals and generates up to €35,000 pa in rental income. You...