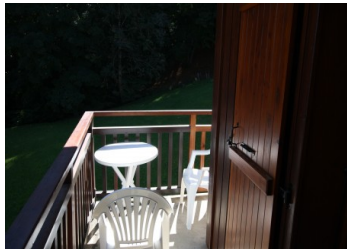


1 bedroom ski apartment for sale in St Gervais, ski in/ski out, close to the town and cable car. Under an hour to Geneva. Don't miss the...



INFORMATION

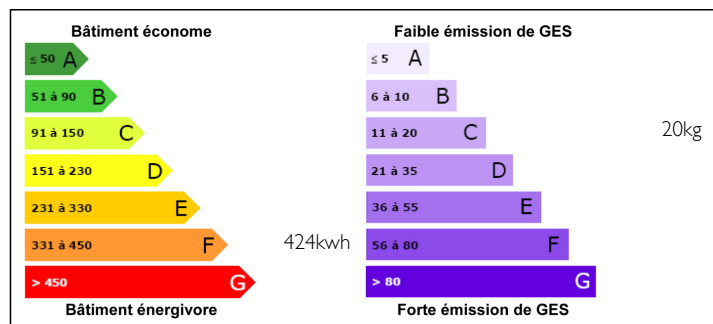
Town:	SAINT GERVAIS LES BAINS
Department:	Haute Savoie
Bed:	1
Bath:	1
Floor:	21 m2
Outside Space:	4 m2



IN BRIEF

A great 21m2, ski apartment on the piste in St Gervais. On the first floor of a residence on the piste that leads to the cable car, this piste now has snow cannons installed to allow you to ski right back to the building, snow conditions and ability permitting. Since the snow cannons have been fitted it has been possible to ski back right into March. The apartment is composed of an entrance hall leading to the main room with a modern fitted kitchen, dining area and sofa bed. The bedroom is suitable for a double or bunk bed. The modern bathroom has a bath with shower over and a large sink unit and a separate WC. The apartment has a South facing corner balcony looking onto the town and the mountains beyond. There is an underground garage with plenty of storage...

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

The new snow cannons along the length of the piste means that you will be able to ski back to the apartment as well as to the main cable car when the piste is open. Just 350m from the cable car and

Ideally situated between Chamonix and Megeve, St Gervais is a genuine French market town with a vibrant year round activity and is at the heart of the Domaine Evasion Mont Blanc the 3rd largest ski area in France with 445m of pistes and 5 snow parks and incorporates the resorts of Megeve, Les Contamines and Combloux as well as St Gervais itself. Whilst the town is on the rise, there are no British tour operators bringing the mass market, and there is a strong demand for quality rental accommodation from the growing numbers of independent travellers discovering the area. Getting here could not be easier with an easy motorway drive from Geneva airport in less than an hour and from the channel ports in 8 hours. In the summer months there is a wealth of activities from walking, mountaineering and cycling to relaxing at the new pool, swimming in the local lakes. There are golf courses in both Megeve (8km) and Chamonix, which is only 30 mins drive (26km) and St Gervais is also ideally located for day trips, as Annecy, Switzerland and Italy are all within an hour's drive. Transfers buses also run to St Gervais station year round.

LOCAL TAXES

Taxe foncière: 557 EUR

Taxe habitation: 669 EUR

NOTES

With it's...