

5 bedroom ski chalet UNDER OFFER in Saint Gervais , peaceful, sunny location with great views to Mont Blanc

EXCLUSIVE



INFORMATION

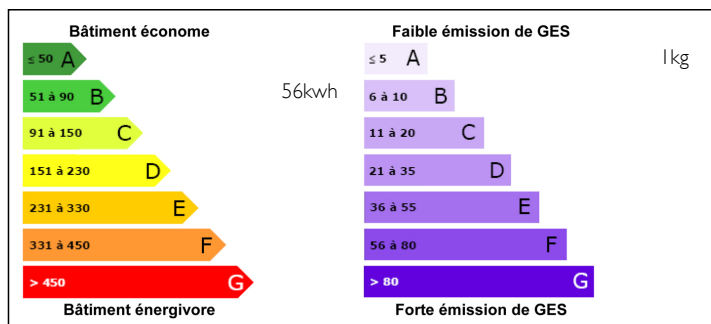
Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	5
Bath:	4
Floor:	241 m2
Plot Size:	1852 m2

IN BRIEF

This rare , recently built 5 bedroom family home UNDER OFFER in Saint Gervais is immaculate with generous living and entertaining areas and 5 double bedrooms , 3 of which are ensuite , the chalet is of a very high standard. Located in a peaceful cul de sac just 5 mins drive 2.6km from the cable car with great views to Mont Blanc and to the Aravais and Fiz range .



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.



LOCAL TAXES

Taxe foncière: 3992 EUR

NOTES

DESCRIPTION

Set over 3 floors this 5 bedroom chalet UNDER OFFER in Saint Gervais boasts 240m² of space - Under an hour to Geneva

Ground floor

- large entrance hallway 17.90 m² with open plan staircase
- bedroom 5 21.74m² generous double with ensuite shower and WC
- utility room and storage 11.64m² space for all coats, boots, shoes etc
- large garage 40m²

Garden level

- large open plan living space of 55m³ comprised of:
- lounge of 24.63m² with wood burning stove and large picture windows, flooding the room with light and providing great views across the valley
- dining area 15.6m² framed with two sets of sliding glass doors giving interrupted views to Mont-Blanc and direct access to the decking and garden.
- fully equipped kitchen 14.77m² with breakfast bar, German appliances and the maybe the best view in the Alps from the kitchen window

Also on this floor

- bedroom 1 - principal suite of 27.8m² with spacious bedroom, walk in dressing room and bathroom with bath, double vanity unit and WC
- a guest toilet with handbasin

1st floor

- bedroom 2 - 15.98m² double bedroom with built in wardrobe and ensuite shower and WC
- bedroom 3 - 13.52m² double bedroom with use of the adjacent family bathroom
- bedroom 4 - 13.64m² double bedroom currently used as an office
- family...