

4 bedroom ski chalet SOLD BY LEGGETT in Saint Gervais les Bains - close to the cable car and the town



## INFORMATION

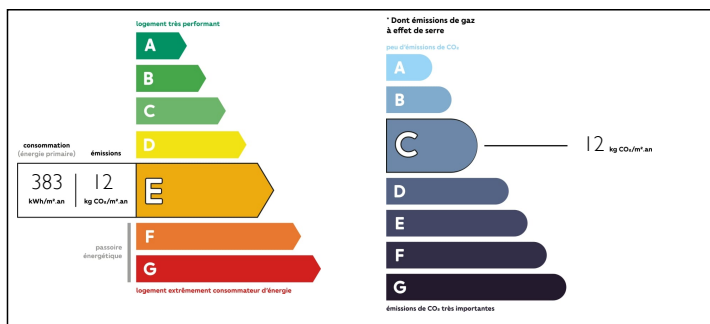
Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	4
Bath:	3
Floor:	120 m2
Plot Size:	389 m2



## IN BRIEF

Location! Location!! Location!!! This 4 bedroom family chalet SOLD BY LEGGETT is just 200 m to the cable car and a 15 min walk (1km) to the centre of the historic town of St Gervais les Bains although the closest shops and cafes are under 250m away. It offers spacious living areas, full equipped kitchen and 4 bedrooms 3 showerrooms and a bathroom to soak the muscles . A sauna and games room means there is plenty of space for the essential apres ski . Saint Gervais is at the heart of the Domaine Evasion Ski area , the 3rd largest in France with 445km of piste, and is easily accessed from Geneva under an hour's drive away (68km) with regular fast train links and transfer buses.

## 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 habitation: 1285 EUR

## NOTES

## DESCRIPTION

This 4 bedroom chalet SOLD BY LEGGETT in St Gervais les Bains is just opposite the main cable car.. The piste ends just outside the chalet and you can cross the garden to get home . The cable car is just 200m away

Accessed via the garden the chalet is set out over 3 floors

Ground floor -

- large entrance hallway with loads of storage space
- bright and airy living room
- lounge with fireplace and a sunny terrace with views of the Mont Blanc range
- dining area
- fully equipped kitchen
- double bedroom
- bathroom with seperate WC

First Floor

- Master bedroom with en suite shower and WC
- 2 further double bedrooms
- shower room with WC
- storage in the mezzanine area

Garden level ,

- Sauna with shower and WC
- TV room / games room with sink and fridge to keep your drinks cool
- utility room
- workshop, ski store
- ski locker

There is a mature, easily maintained garden complete with garden shed that doubles as a bike store . Ample free parking nearby.

The chalet is in a great location for anyone who wants to make the most of the slopes and have easy access to all that the town has to offer. the closest