

SOLE AGENT | bedroom ski apartment FOR SALE in St Gervais. Ski in, pool, tennis. Great views

EXCLUSIVE



INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	1
Bath:	1
Floor:	21 m2
Outside Space:	4 m2

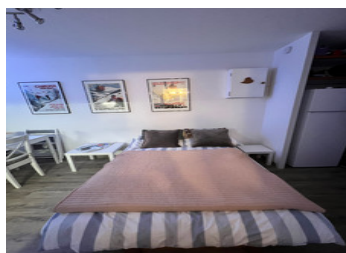
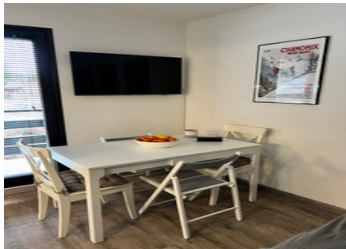
IN BRIEF

A great value ski apartment for 4 people, FOR SALE in Saint Gervais Mont Blanc Ski back to the residence in the winter months with a shuttle bus serving the private hamlet to take you to the lifts throughout the day . The residence has a private swimming pool and a tennis court and has great views on all sides and gives you great value accommodation onto the 3rd largest ski area in the Alps, the Domaine Evasion Mont Blanc

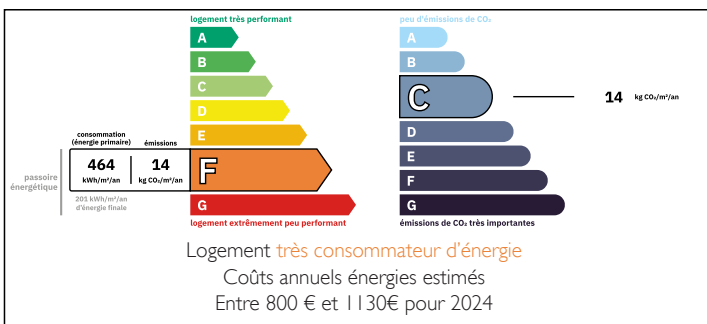
Taxe Fonciere 450€

Taxe d'Habitation 480€

building charges approx 900€ / year including underfloor heating, cold water, maintenance contract, snow clearing, pool maintenance and heating gardens, management fees etc



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

FOR SALE in Saint Gervais - Set on the hillside above St Gervais in the Grattague area, with great views, this 1 bed apartment for 4 people is part of chalet style hamlet with the possibility to ski back during the winter months. and the apartment is located on the first floor of one of the chalets.

- Entrance with storage and opening into the main living space with a corner balcony.
- new fully equipped kitchen with hob , oven , microwave, washer/dryer
- dining area
- sofa/bed for 2 people
- cabine bedroom with bunk bed
- bathroom with WC

There is a ski locker on the ground floor and ample parking.

Ideally located between Chamonix and Megeve, Saint Gervais is a small French market and spa town at the heart of the 3 rd largest ski area in France, the Domaine Evasion Mont Blanc with 445km of pistes and 5 snow parks and includes the resorts of Megeve, Les Contamines and Combloux as well as Saint Gervais itself. The Tramway de Mont Blanc,, takes you up to the Col de Voza from where you can ski the Les Houches area and on to the Chamonix valley. In the summer months the town comes into its own with lovely cafes and terraces around the market place , and presents a wealth of activities from walking, mountaineering and cycling to relaxing at the pool and swimming in the local lakes....

LOCAL TAXES

Taxe foncière: 500 EUR

Taxe habitation: 570 EUR

NOTES