LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A34025ADM74 Price: 650 000 EUR

agency fees to be paid by the seller

Stunning 4 bedroom apartment 115m2 UNDER OFFER in Saint Gervais Mont Blanc , close to town and ski lift .

EXCLUSIVE



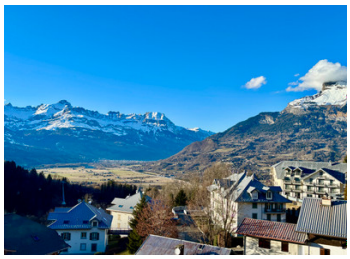












INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	4
Bath:	2
Floor:	115 m2
Outside Space:	6 m2

IN BRIEF

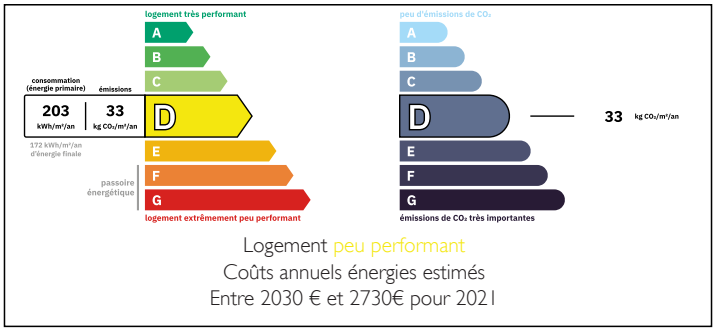
This fully renovated four bedroom apartment UNDER OFFER in a landmark Saint Gervais building.

On the third floor the property offers spacious family accommodation and great views.

With a large entrance hallway, open plan living space with fully equipped kitchen, and lounge and dining areas , 4 bedrooms, 2, of which are ensuite, and two further bedrooms with access to the family bathroom.and is ideal for two families or three generations to share. It is a very popular rental property with excellent income in one of the most popular buildings in Saint Gervais, just 350 m from the centre of the historic market town with a ski bus stop across the road and a 5 min journey to the cable car.

Sold with a large cellar and

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2030 € et 2730€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**1498 EUR**
Taxe habitation:	**1810 EUR**

NOTES

DESCRIPTION

Spacious 115m2 , 4 bedroom apartment UNDER OFFER in a historic building in Saint Gervais Mont Blanc . Just 300 m from the centre of the bustling market town, the 10 minute walk 650 m from the main cable car, jump on the ski bus every 10 minutes just outside the building.

On the third floor with just two other apartments on the floor and accessed by the lift or the sweeping staircase the apartment is laid out as follows.

large entrance hallway with plenty of space for your skiwear.

Open plan living space with balcony with comfortable lounge, dining area , and fully equipped kitchen

bedroom 1 - spacious double bedroom with balcony looking to the mountains.
Large wardrobes and a luxurious ensuite shower room and WC.

bedroom 2 double bedroom with balcony and direct ensuite access to the family bathroom equipped with a bath a separate shower and WC.

This bathroom has a separate door so it can be used as a family bathroom by bedroom three and four.

bedroom 3 large bedroom with a balcony with great views to the glaciers at the Dome de Miage in the Mont Blanc range . Currently the room is equipped with two bunkbeds to sleep four people it could equally be a double or a double and a bunk.

bedroom 4 - double bedroom currently equipped with a raised bed above the double.

The property is...