

5 bedroom ski chalet SOLD Saint Gervais Mont Blanc, close to the town and the cable car, great views.

EXCLUSIVE



## INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	5
Bath:	3
Floor:	252 m2
Plot Size:	1 180 m2



## IN BRIEF

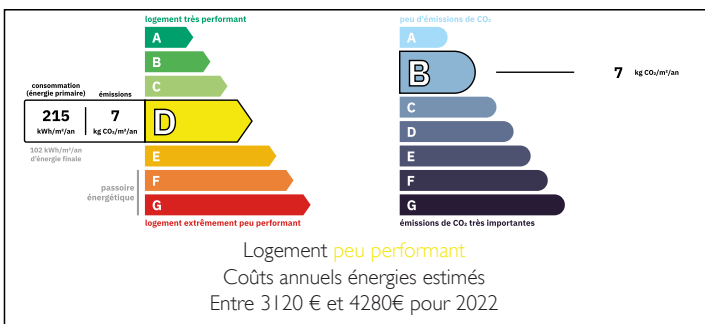
Five bedroom family home SOLD in Saint Gervais les Bains, don't miss the 360° tours and the 3D plans only on the Leggett website .

Ideally located in a very peaceful area with providing great views to the Mont Blanc range and the glaciers. The cable car is a short walk away (700m) and the town is just over the bridge.

Set over three floors, the chalet offers spacious open plan living areas, two ensuite bedrooms and three additional double bedrooms and a family bathroom. Home office, a utility room / drying room, ample storage and a large garage with space for bikes and skis and with a workshop.

Mature gardens with large decking, kitchen garden and a carport complete the picture in one of the best chalets I have seen in Saint Gervais.

## ENERGY - DPE



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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

SOLE AGENT. This 5 bedroom family chalet SOLD in Saint Gervais Mont Blanc is close to the cable car and the town and is exclusive to Leggett!

The generous rooms are set out over 3 floors:

garden level - very well appointed open plan living area with.

- Comfortable open plan living area of over 61m<sup>2</sup>
- lounge and adjacent dining area of over 41m<sup>2</sup> in total with wood burning stove and large picture windows in the dining area providing breathtaking views and giving direct access to the terrace and garden .

- Fully equipped, fitted kitchen over 16m<sup>2</sup> with island unit and direct access to the terrace and garden allowing you to nip out to collect produce from the kitchen garden.

- Bedroom 1 -principal suite 25.45m<sup>2</sup> a generous bedroom with built in wardrobes and an ensuite shower room with WC .

- Cloakroom with WC and hand basin

1st floor -

bedroom 2 - 20.34m<sup>2</sup> spacious double bedroom with balcony

bedroom 3 - 20.88m<sup>2</sup> spacious double bedroom with balcony

bedroom 4 - 12.m<sup>2</sup> twin/ double

family bathroom 7.54m<sup>2</sup> with bath, shower over, sink unit and WC

mezzanine area 14.79m<sup>2</sup> with home office and reading area

lockable store room 6.64m<sup>2</sup> fully shelved ideal as a store room, linen room, and all those important items you need to keep!

Ground floor -

## LOCAL TAXES

Taxe foncière: **3016 EUR**

## NOTES