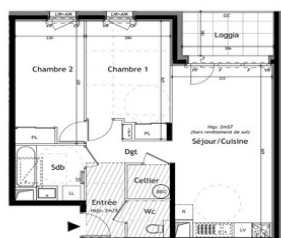


Newbuild 2 bedroom apartment for sale in St Gervais due for delivery Q1/26 with private garage parking



## INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	62.52 m2
Outside Space:	5 m2



## ENERGY - DPE

DPE not required.

## IN BRIEF

Made up of 43 one and two bedroom apartments and several 2 bedroom duplex properties each one enjoying a loggia, balcony or terrace. The apartments all offer the latest thermal and phonic insulation. Large windows and French doors allow natural light to flood in and enjoy the breathtaking views of the surrounding mountains.

This is a first floor, 2 bedroom apartment and they are proving very popular. Sign up for yours now.

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

St Gervais les Bains is a pretty and dynamic year round market town offering direct access to 3rd largest ski area in France - Domaine Evasion Mont Blanc and year round activities with the famous Thermal park with spa facilities a short walk from the apartment and benefitting from great train and road links to Geneva and Northern Europe - the station and the cable car are just 350m from the apartment

Home of Mont Blanc, the views of surrounding mountains will take your breath away - more so if you climb them !

This apartment is a first floor property with 2 bedrooms and a loggia

Open plan living room of 22.58m<sup>2</sup>

Bedroom 1 with built in storage - 12.05m<sup>2</sup>

Bedroom 2 with built in storage - 11.43m<sup>2</sup>

Bathroom with washing machine point - 4.45m<sup>2</sup>

Loggia

Access

Geneva International airport

A40 motorway

Train station 300m

The Mont Blanc tramway 300m

Cable car - running year round 350m

Thermal park 200m

Please contact us for different options and price points available.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES