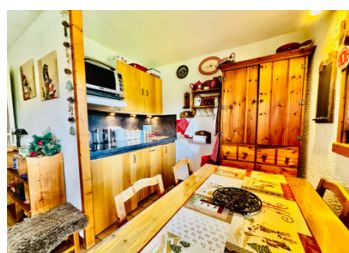


Studio apartment with bunk alcove UNDER OFFER in Saint Gervais Mont Blanc. Ski in ski out ,pool , tennis

EXCLUSIVE



INFORMATION

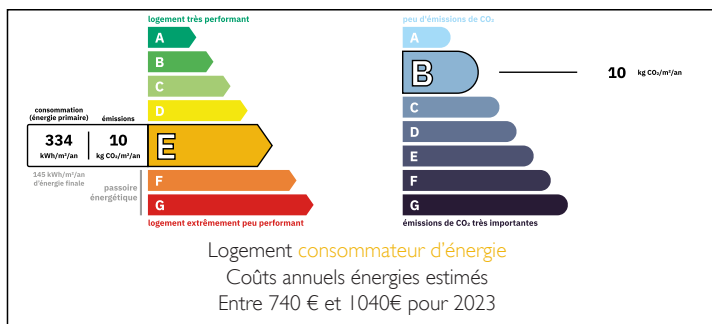
Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	0
Bath:	1
Floor:	24 m2
Outside Space:	4 m2

IN BRIEF

Well appointed Studio apartment UNDER OFFER in Saint Gervais with stunning Mont Blanc views . In a privileged ski in ski out location in the Bettex area of St Gervais les Bains , this studio apartment with a bunk alcove can accommodate 4 people , and as well as being right next to the Piste for the winter months the private residence boasts its own tennis courts and a heated swimming pool.

With 445 km of pistes for all levels, the Domaine Evasion Mont Blanc winter sports playground , the 3rd largest in France includes the resorts of Megeve, Combloux, La Giettez, Les Contamines and Hauteluce, in addition to Saint Gervais at the heart and the highest point of the circuit.

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 foncière: 680 EUR

Taxe habitation: 750 EUR

NOTES

DESCRIPTION

This 25.92m2 studio apartment UNDER OFFER in Saint Gervais Mont Blanc can accommodate up to 4 people thanks to the additional bunk alcove.

Located in a ski in ski out position close to the shops Cafes and restaurants in Bettex provides an excellent base for all your winter and summer activities.

On the first floor of the residence in a private hamlet, the apartment looks straight at Mont Blanc and has

Entrance hallway with storage and washing machine
Alcove with bunk bed
main living room with balcony and kitchen and dining area
bathroom
WC

sold with the lockable store room and use of a ski locker

The successful buyer will also be able to purchase an underground parking space for a supplement.

Building charges approx 1550€ / year including underfloor heating, hot and cold water, all maintenance contracts: cleaning of common areas, heating, hot water production, swimming pool, tennis courts, garden and snow clearing as well as management company fees.

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