

50m ski apartment FOR SALE in Saint Gervais's landmark building, close to town and ski lift. Great views



## INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	1
Bath:	1
Floor:	50 m2
Outside Space:	6 m2



## IN BRIEF

EXCLUSIVE TO THE LEGGETT WEBSITE , don't miss the 3D plans and 360° virtual tours

A rare 50m<sup>2</sup> apartment FOR SALE in Saint Gervais's emblematic, listed building just 300m from the centre of the town On the first floor with original parquet flooring , high ceilings with mouldings, art deco cast iron radiators, the apartment also benefits from recent double glazing and a fully fitted kitchen:

- large entrance hall with parquet floor
- lounge with balcony
- modern, fully equipped kitchen with dining area
- double bedroom with balcony
- shower room with shower, double vanity unit , WC and washing machine
- sold with a private lockable store room in the lower floor , ideal for skis, boards, bikes and more.

## ENERGY - DPE

DPE not required.

The property can be moved straight into and used

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

EXCLUSIVE TO THE LEGGETT WEBSITE , don't miss the 3D plans and 360° virtual tours

Apartment FOR SALE in Saint Gervais , close to town and ski area.

This 50 m<sup>2</sup> apartment in a historic landmark, building from 1911 is a rare find indeed. Your opportunity to own a piece of history in this stunning listed building which has just undergone a 2m€ refurb including new roof and all facades and balcony rails etc. the inauguration is planned for October.

On the first floor this unique property features:

- large entrance hall with parquet floor , including a walk in store room
- living room with parquet floor, period radiator, double glazed french doors to balcony
- modern fully equipped kitchen with dining area and double glazed windows to the hillside
- double bedroom with parquet floor, period radiator , double glazed french doors to balcony
- large shower room with shower, double vanity unit , WC and washing machine. The room is functional and could be easily updated to your style .
- sold with a private lockable store room in the lower floor , ideal for skis, boards, bikes and more.

## LOCAL TAXES

**Taxe foncière: 570 EUR**

**Taxe habitation: 640 EUR**

## NOTES

The apartment can be moved into straightaway, and having sold the two apartments above with same footprint, it can be a two bedroom option or a spacious one bed with open plan living space.

A great investment property -no EPC required so can be rented on short...