LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A40522ADM74 Price: 750 000 EUR

agency fees to be paid by the seller

4 bedroom ski chalet FOR SALE in Saint Gervais les Bains - stunning views , sunny, peaceful position .















INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	4
Bath:	2
Floor:	131 m2
Plot Size:	390 m2

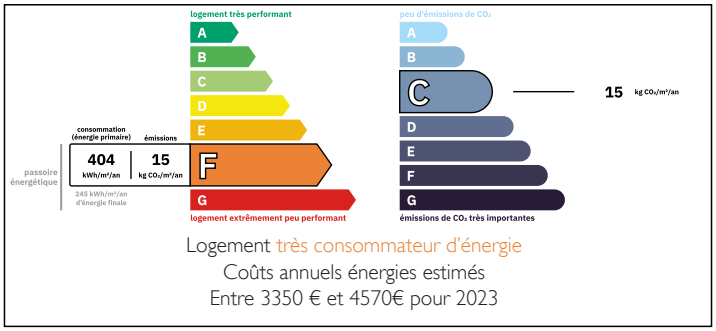
IN BRIEF

Saint Gervais Mont Blanc EXCLUSIVE 4 bedroom chalet FOR SALE , great views towards Mont Blanc and the Aiguille du Midi . At 1200m of altitude in an exclusive hamlet with direct access to walking trials the chalet offers a unique opportunity to acquire your dream home in one of our most popular year round destinations in the Alps.

With a large open plan living space with great views towards Mont Blanc , including a lounge with wood burning stove, dining area and fully equipped kitchen. A conservatory and a huge sunny terrace ready for a hot tub - with uninterrupted views towards Mont Blanc and the refuges on the Aiguille du Gouter and to the Aiguille du Midi in Chamonix.

4 bedrooms, 2 stylish shower rooms, and a sauna. Everything is prepared to...

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3350 € et 4570€ pour 2023

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:	**1159 EUR**
Taxe habitation:	**1259 EUR**

NOTES

DESCRIPTION

Very rare 4 bedroom ski chalet FOR SALE in Saint Gervais Les Bains. A unique chalet in a unique location at 1200m altitude in a sought after hamlet just 5 km (10 min) drive from the centre of St Gervais . With a peaceful setting and great views to the mountains this is ideal a main home or a second home in the Alps .

The chalet features covered entrance way leading to front door opening to
- modern open plan living space of over 45m² with lounge with fireplace leading the the decking
- an adjacent sun room / conservatory 9m² -
- huge sunny terrace with views towards Mont Blanc , to the mountain refuges and the Aiguille du Midi.
- dining area
- open plan fully equipped kitchen with breakfast bar

- bedroom 1 13m² twin room with built in wardrobes
- bedroom 2 10.7m² twin room with built in wardrobes
- shower room with walk in shower and WC with direct access from each bedroom

Further shower suite of 8,5m² wet room, sauna. utility room and guest cloakroom

1st floor

- Bedroom 3 - 18.67m² large, light double bedroom with windows to the mountains and 2 velux roof windows

- Bedroom 4 - further bedroom currently used as an office . 14m²
- WC with wash hand basin .

The chalet has...