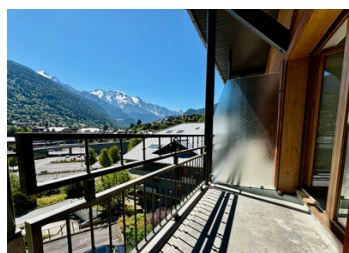


## Spacious 4-Bedroom Ski Apartment UNDER OFFER Saint-Gervais Mont-Blanc – Prime Location for Town, Cable car



## INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	4
Bath:	2
Floor:	90 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

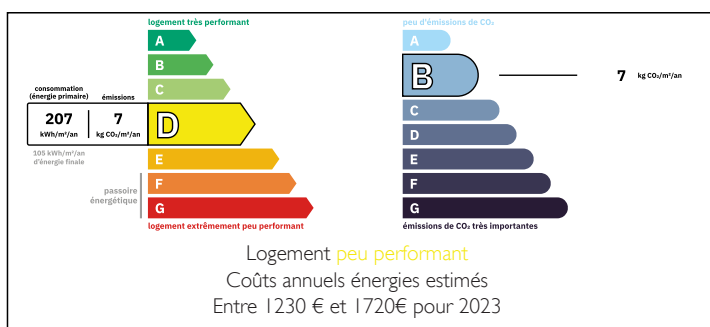
## IN BRIEF

4-Bedroom Duplex Ski Apartment UNDER OFFER in Saint Gervais Mont Blanc

Spacious 4-bedroom apartment is located on the top floors of a well-maintained residence built in 2012, ideally situated in Saint Gervais Mont Blanc. Whether you are looking for a holiday retreat or a comfortable year-round home, this 90m<sup>2</sup> apartment (61m<sup>2</sup> habitable space) is a fantastic option.

The apartment features a bright and airy open-plan living area with a fully equipped kitchen, stunning views, and a southeast-facing balcony. The entrance hall leads to two bedrooms and a bathroom and WC on this level, while the upper floor offers two additional bedrooms, a shower room, and WC. The layout easily accommodates 8 to 10 people, making it ideal for family stays and as a rental investment if required

## ENERGY - DPE



Located just 200m (a 3-minute walk) from the ski lift

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

4-Bedroom Duplex Ski Apartment UNDER OFFER in Saint Gervais Mont Blanc

This spacious 4-bedroom apartment is located on the top floors of a well-maintained residence built in 2012, ideally situated in Saint Gervais Mont Blanc. Whether you are looking for a holiday retreat or a comfortable year-round home, this 90m<sup>2</sup> apartment (61m<sup>2</sup> habitable space) is a fantastic option.

The apartment features a bright and airy open-plan living area with a fully equipped kitchen, stunning views, and a southeast-facing balcony. The entrance hall leads to two bedrooms and a bathroom and WC on this level, while the upper floor offers two additional bedrooms, a shower room, and WC. The layout easily accommodates 8 to 10 people, making it ideal for family stays and as a rental investment if required.

The buyer who scoops this one up will have the option to buy a garage in the building.

Located just 250m (a 3-minute walk) from the ski lift and a short stroll across the bridge to the town centre, the apartment is perfectly positioned for both skiing and to enjoy all that St Gervais offers.

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Co-owned building of 29 units  
Provisional annual charges: 2200€

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

## LOCAL TAXES

Taxe foncière:	1370 EUR
Taxe habitation:	1560 EUR

## NOTES