

2 bedroom ski apartment FOR SALE in Saint Gervais Mont Blanc , stunning views, sunny balcony swimming pool.

EXCLUSIVE



INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	39 m2
Outside Space:	4 m2

IN BRIEF

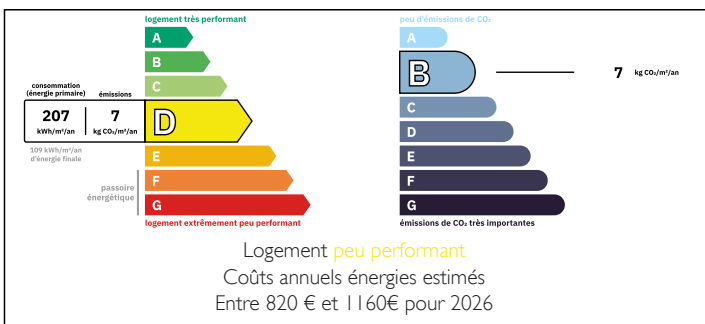
2 bedroom ski apartment for sale in SAINT-GERVAIS with great views and a peaceful setting whilst being accessible to the town on foot.

Located in a very popular building, 15 minute walk 1.3 km to the historic town and with a ski bus close by to take you to the lift.

The residence dating from 2009 has the only indoor swimming pool in a residence in Saint Gervais with no obligation to rent whilst nor restriction and is a very popular rental option

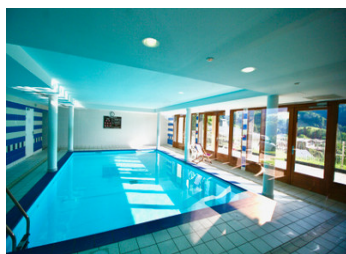
The apartment offers a modern open place living area, with balcony, facing south west . a good double bedroom
bedroom 2 is a bunk room , however also suitable for a sofa bed
shower room with vanity unit and a separate WC

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.



DESCRIPTION

37m2 - 2 bedroom ski apartment FOR SALE in Saint Gervais and ready to move into, this well finished apartment consists of:

- main living room with dining area and sofa bed
- fitted kitchen
- balcony with views to the south and west for the setting sun
- double bedroom
- bedroom 2 - cabine room with velux roof window
- shower room and separate WC

There is a private parking space in the secure covered car park and an individual ski locker in the ski room. The chalet style residence benefits from an indoor heated swimming pool with doors that open to a sunny terrace and there is a steam room and changing rooms . On the ground floor of the same chalet there is a great lounge with pool table, books and games. There is self serve laundry room in the building too

Ideally situated between Chamonix and Megeve, St Gervais is at the heart of the Evasion Mont Blanc area the 3rd largest ski area in France with 445m of pistes and 5 snow parks which incorporates the resorts of Megeve, Les Contamines and Combloux as well as St Gervais itself. In the summer months there are a wealth of activities from walking, mountaineering and cycling to relaxing at the pool and swimming in the local lakes. There are golf courses in both Megeve and Chamonix, which is only 30 mins drive (26km) and St Gervais is also ideally located for day trips,...

LOCAL TAXES

Taxe foncière: 1060 EUR

Taxe habitation: 1150 EUR

NOTES