LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43289ADM74 Price: 545 000 EUR

agency fees to be paid by the seller

79m2 ski apartment FOR SALE in Saint Gervais, sunny private garden, 250m to town and close to the cable cars.

EXCLUSIVE















INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	79 m2
Outside Space:	140 m2

IN BRIEF

This centrally located family apartment FOR SALE in the centre of Saint Gervais is a rare find with its own sunny, private garden and decking.

Modern open plan living room with lounge and dining areas and a fully equipped kitchen, three sets of double doors open onto the terrace and the garden.

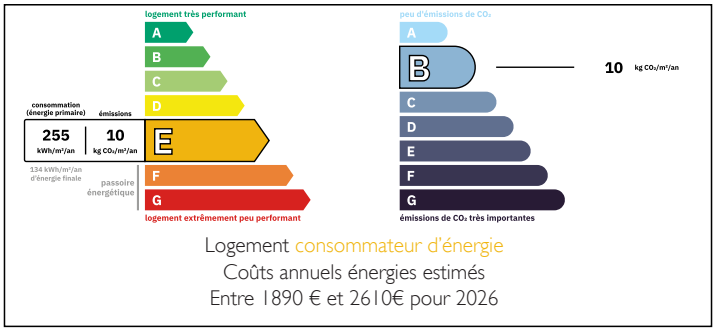
Bedroom 1 spacious parental suite with double bedroom with French doors opening onto the garden, large dressing room and ensuite shower room.

Bedroom 2 twin room with doors opening onto the garden and floor to ceiling built-in storage.

Cabine room with a bunk bed and built in wardrobe

Family bathroom with bath and WC

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1890 € et 2610€ pour 2026

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.

storage, furniture etc.

The apartment is sold... prices include agency fees.

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LOCAL TAXES

Taxe foncière:	**1434 EUR**
Taxe habitation:	**1668 EUR**

NOTES

DESCRIPTION

In a stylish, period building, completely renovated in 2014, this spacious family apartment FOR SALE combines classic Saint Gervais style with modern design in a very peaceful location under 250m to the centre of the historic town with its cafes, shops and restaurants and an easy walk to the cable cars. There is a ski bus stop 60m away .

With an easy-to-maintain private garden, the apartment has spacious living areas opening onto the decking and the southwest facing garden which benefits from sun from morning until it sets with fantastic colours behind the Aravis mountains late in the evening in the summer months.

The modern, open plan living area has three sets of double doors opening out onto the terrace and garden and includes a fully equipped kitchen, lounge and dining area with the option to spill outside to the garden for many months of the year.

Bedroom 1 spacious parental suite with double bedroom with French doors opening onto the garden, large dressing room and a ensuite shower room.

Bedroom 2 twin room with Double doors opening onto the garden and Floor to ceiling built-in storage.

Cabine room with a bunk bed and built-in wardrobe

Family bathroom with bath and WC
Separate WC with hand wash basin

There is a 'mazot' in the garden ideal for ski/bike storage, furniture etc as well as a private ski locker.

The apartment is a very popular rental option if you would like...