LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A43881ADM74 Price: 1 795 000 EUR

agency fees to be paid by the seller

Luxury 4 bedroom ski chalet FOR SALE in St Gervais les Bains looking at Mont Blanc., huge sunny terrace















INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	4
Bath:	4
Floor:	300 m2
Plot Size:	3653 m2

IN BRIEF

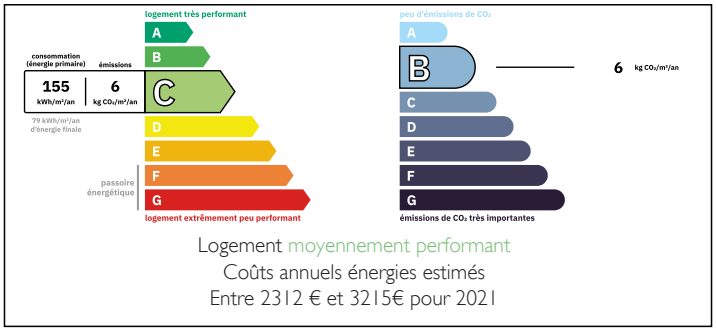
4 bedroom luxury chalet FOR SALE in Saint Gervais Mont Blanc set in over 3600m2 of grounds.

Over three floors the chalet is very well appointed, making full use of natural materials of wood and stone inside and out, with a spacious and well equipped kitchen inc a range cooker, opening onto generous living areas looking straight at Mont Blanc and opening onto a wide sunny terrace with east , south and west aspects for all day sun. The fireplace is a focal point for the room and creates cosy atmosphere on winter evenings.

4 comfortable ensuite bedrooms

large garage and storage areas and plenty of additonal parking. At 1185m of altitude it is a 5 min (2km) drive to the slopes in Le Bettex and just 6 km to the town .

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2312 € et 3215€ pour 2021

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:	**1611 EUR**

NOTES

DESCRIPTION

EXCLUSIVE TO THE LEGGETT WEBSITE DON'T MISS THE 360° VIRTUAL TOURS AND FLOOR PLAN

This exceptional 4-bedroom chalet FOR SALE in Saint Gervais Mont Blanc is located on the mountain side at 1185m altitude between the bustling town of Saint Gervais les Bains and the slopes in Le Bettex and offers the perfect blend of alpine charm and modern luxury, all set against the breathtaking backdrop of Mont Blanc.

The chalet has been thoughtfully designed with high-quality finishes throughout, combining natural materials with contemporary touches to create a welcoming mountain retreat.

Ground floor -

entrance hallway with storage

Spacious open-plan living and entertaining area of 77m² with 3 sets of large sliding doors and windows that frame uninterrupted views of Mont Blanc and open onto a large terrace to the south and west .

Lounge area with a stylish suspended fireplace and generous seating area making it the ideal space to relax after a day on the slopes,

- fully equipped kitchen with range style oven and a breakfast bar for informal dining

- the formal dining space is located adjacent to the kitchen and is perfect for entertaining with stunning views to the mountains.

Step outside onto the sunny terrace and take in the panoramic alpine views directly onto Mont Blanc at 4810m - the highest point in St Gervais and in the Alps ! Whether enjoying a morning coffee, family lunch or an evening aperitif it is the...