

3 bedroom apartment FOR SALE in Saint Gervais les Bains . Historic building close to the cable car.



## INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	123 m2
Outside Space:	2 m2



## IN BRIEF

This 3 bedroom apartment FOR SALE in Saint Gervais very generous dimensions for all rooms with:



- Large entrance hallway giving independent access to all rooms.

- Triple aspect living room with balcony with lounge and dining areas



- Fully equipped kitchen with additional pantry / utility room

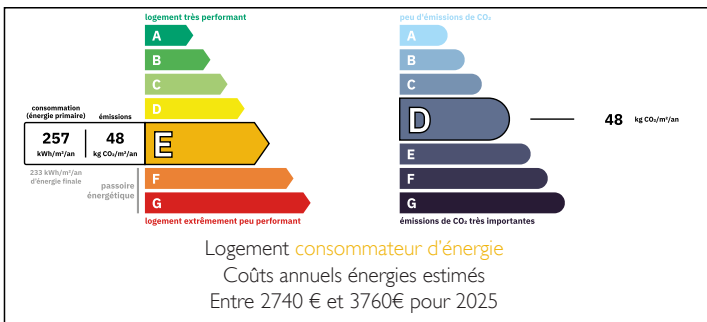
- Bedroom 1 - double bedroom with ensuite bathroom and WC

- Bedroom 2 spacious double bedroom with built in wardrobes

- Bedroom 3 double bedroom with south facing aspect to the gardens

- shower room with WC

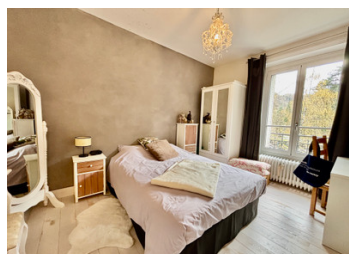
## ENERGY - DPE



The property is located within the famous thermal park in Saint Gervais les Bains, with the gardens and

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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

Great value 3 bedroom apartment FOR SALE in Saint Gervais les Bains , just 550m from the cable car.

On the second floor of the historic building the spacious apartment of 127 m<sup>2</sup> offers generous living space and three large double bedrooms.

Entrance hallway 17m<sup>2</sup> - giving access to all rooms and providing a huge amount of storage.

Living room - this bright and airy room of nearly 40m<sup>2</sup> with triple exposition and a balcony has five windows/balcony doors looking out onto the parkland and the mountains.and provides a large lounge and a dining area both of which are flooded with light.

Fully equipped kitchen with a separate pantry/back kitchen and utility room for a total of 17m<sup>2</sup> providing ample additional storage .

Three good sized double bedrooms one with an ensuite bath and WC the other two sharing ing a family shower room with toilet.

Bedroom 1 - suite of 20m<sup>2</sup> with double bedroom, ensuite bathroom and WC

Bedroom 2 spacious double bedroom of 16m<sup>2</sup> with built in wardrobes

Bedroom 3 double bedroom 12.15m<sup>2</sup> with south facing aspect to the gardens shower room with WC 3.5m<sup>2</sup>

The apartment is sold with a lockable garage and there is additional free parking.

Building charges are approximately 5200€ per year including central heating, all maintenance contracts, cleaning of public areas, insurance and management fees. This figure could vary according to your usage.

Set in the glorious thermal park with easy access...

## LOCAL TAXES

Taxe foncière: **921 EUR**

## NOTES