

Apartment 48m FOR SALE in Saint Gervais les Bain, historic, period building, 300m to the centre of the town.

EXCLUSIVE



## INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	1
Bath:	1
Floor:	48 m2
Outside Space:	6 m2

## IN BRIEF

This renovated 48m2 apartment FOR SALE in Saint Gervais's landmark building is a rare find and offers a generous living room, fully equipped light and airy kitchen, double bedroom and a modern shower room.

Great views from this 3rd floor apartment, period living with modern comforts. 1 - 2 bedroom option. Located in a very sought after listed building only 300m from the centre of St Gervais with a dedicated ski bus stop. This property has been renovated to a high standard whilst respecting the original features of the building. You will find the original, professionally restored oak floors, high ceilings, original tiling and large windows which flood the rooms with light, all combined with a high quality modern kitchen and shower room and tasteful decor throughout using Farrow and Ball paints.



## ENERGY - DPE

DPE not required.

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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

Stunning 48m<sup>2</sup> apartment FOR SALE in Saint Gervais Mont Blanc.

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Formally a two bedroom apartment, the space has now been transformed and renovated to create a large living space and a one bedroom apartment.

The apartment is located on the third floor of this magnificent building with a recent €2 million renovation including a new roof and facade renovation, with its stunning entrance featuring original tiling and 4 m high ceilings.

The apartment is composed of:

- Entrance hallway with a great walk in cupboard great for coats, shoes, and more.  
the hallway leads onto:
  - Main living room , with original oak parquet and balcony giving great views to the Aravis mountains and the setting sun. A light and airy room with lounge and dining areas.
  - Modern fully equipped kitchen with huge windows giving onto the South with great views of the glaciers coming down from the Dome du Miage in the Mont Blanc range and of the Mont Joly and the ski area.
- Double bedroom with large wardrobe and views of the woodlands to the rear , with original flooring and high ceiling
- a modern shower room with shower, vanity unit and WC , and there is even a space and plumbing for a washer/dryer.

The apartment is sold with a good sized cellar for skis, bikes and more.

With great views across the valley and...

## NOTES