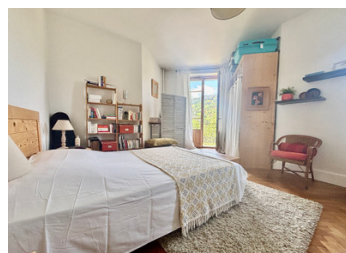
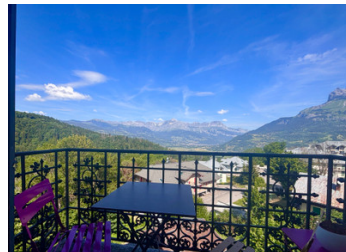


3 bedroom apartment FOR SALE in Saint Gervais les Bains , great views , close to the town and cable cars



INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	3
Bath:	1
Floor:	90 m2
Outside Space:	10 m2



IN BRIEF

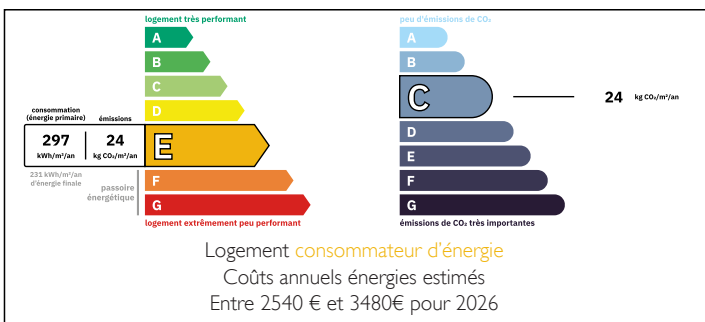
Very rare, 3 bedroom apartment FOR SALE in a classic Saint Gervais building. With lots of period features such as original parquet floors, high ceilings, original balconies cast iron radiators , the property is a spacious family home

Located on the 2nd floor, this peaceful 90m² apartment provides spacious accommodation, stunning panoramic views and 5 balconies. Ideal as a permanent home or for second home use.

Large entrance hallway with ample storage
Living room with 2 balconies
Adjacent kitchen with balcony
3 double bedrooms each with a balcony
Bathroom with bath / shower and vanity unit
Separate WC

large private cellar and a ski room at the entrance to the building

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.



LOCAL TAXES

Taxe foncière: 1100 EUR

NOTES

DESCRIPTION

Spacious 3 bedroom apartment FOR SALE in one of Saint Gervais' landmark buildings .

Don't miss the 3-D floorplan and the 360° views only on the Leggett website to fully appreciate this property.

This second-floor apartment is accessed by the elevator or the stairs and faces in 3 directions across the whole of the rear of this part of the building .

- Large entrance hall with great storage . This area gives access to each of the rooms

- living room with 2 sets of double glazed balcony doors each giving access to a différent balcony . High ceiling and original parquet floor

Dining area with balcony
Lounge with 2nd balcony
adjacent kitchen with double glazed door give access to the balcony with view to the Warens and Fiz range

- bedroom 1 - spacious bedroom with 2 balconies looking to the south and west , original parquet , double glazing , high ceiling .

Bedroom 2. - double bedroom with balcony looking towards the town and the Dome de Miage range . Original parquet , double glazing, high ceiling

Bedroom 3 - double bedroom with balcony and original parquet looking across the valley to the Aravis mountains - raised mezzanine bed

- Bathroom - family bathroom with bath, shower over and vanity unit . Utility area with worktop and washing machine connections
- shower room - a well...