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Ref: A48400ADM74 Price: 295 000 EUR

agency fees to be paid by the seller

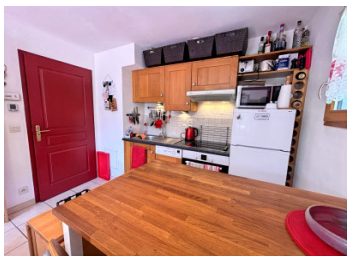
2 bedroom ski apartment for sale in Saint Gervais , quiet location close to town, lifts and with great views















INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	47 m2
Outside Space:	6 m2

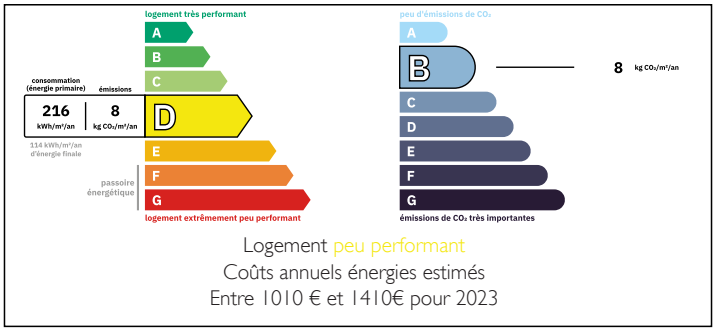
IN BRIEF

This 47m² two bedroom ski apartment FOR SALE in SAINT-GERVAIS MONT BLANC is a great option for holidays and weekend retreats. In a small modern building close to the town and the cable cars, this well out laid out apartment has an entrance hall with storage open plan living room with fully equipped kitchen.and two balconies. . Two double / twin bedrooms , bathroom and a separate wc .

Just 400m to the market square in the historic town and with a shuttle bus stop just 150m away to whisk you to a cable car in the free bus that runs every 10 minutes

The apartment is sold with a storage area in the lower level and the option to buy a garage in the building . There is a laundry...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1010 € et 1410€ pour 2023

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:	**1210 EUR**
Taxe habitation:	**1280 EUR**

NOTES

DESCRIPTION

2 bedroom ski apartment FOR SALE in Saint Gervais Mont Blanc, under an hour to Geneva

Ideally located just 400 metres from the market square in the heart of the historic town of Saint-Gervais-les-Bains, this 47 m² 1st floor apartment enjoys an excellent peaceful location, within easy walking distance of shops, cafes and restaurants in the town's bustling centre. The cable car station has self serve ski and board lockers with heated boot warmers, so you can stroll over the bridge with just your helmet and gloves in 10 mins (700m) or take the shuttle bus just 150m from the apartment.

Set in a modern residence the apartment makes an ideal mountain retreat for holidays, weekend getaways or longer stays throughout the year.

Well laid out, the property comprises an entrance hall with storage, an open-plan living area with a fully equipped kitchen, two comfortable bedrooms, a bathroom and a separate WC.

The two balconies facing south and east provide pleasant outdoor spaces to relax, enjoy the sunshine and take in the fresh Alpine air after a day on the slopes or exploring the mountains.

Combining a convenient central location, easy access to the lifts and a practical layout, this apartment is an excellent choice for a second home in the Alps with great rental potential too in Leggett's biggest selling town in France.

The apartment is sold with a stone room of 2.2m² on the lower level and the option to buy a 6m long garage...