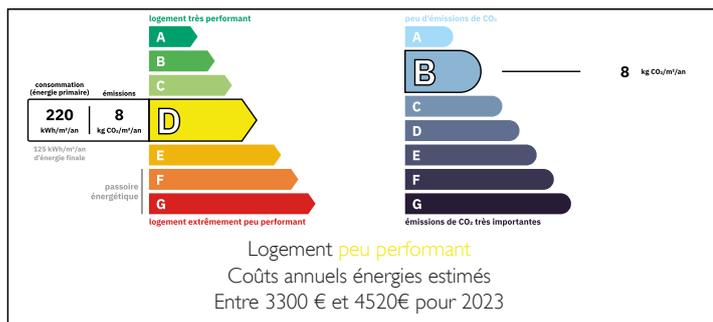


3 bedroom 3 bathroom ski chalet FOR SALE in Saint Gervais Mont Blanc , peaceful location with easy access

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	3
Bath:	3
Floor:	150 m2
Plot Size:	862 m2

IN BRIEF

Modern Ski chalet FOR SALE in Saint Gervais les Bains with spacious open plan living area and 3 ensuite bedrooms.

large lounge area with wood burning stove ,
dining room ,
high quality open kitchen with island unit with informal dining ,
3 sets of double doors open on to a balcony and large dining terrace .

3 ensuite bedrooms

bedroom 1 - double bedrom with balcony, walk in dressing room and a ensuite bathroom with WC

Bedroom 2 double bedroom with balcony , ensuite shower room with WC

Bedroom 3 double bedroom with ensuite shower room and WC

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.



DESCRIPTION

This 3 storey chalet FOR SALE in Saint Gervais Mont Blanc is at the end of a quiet private road and offers stunning views to Mont Blanc and the Dome de Miage

Accessed via the external staircase , the chalet is laid out as follows

- large entrance hallway
- spacious open plan, double height, living and entertaining areas with wood burning stove
- lounge with double doors to the covered terrace
- spacious dining area
- large kitchen with informal dining island
- cloakroom with WC and washbasin

garden level

- Bedroom 1 - master bedroom with balcony, walk in dressing room and ensuite bathroom with bath and WC

- Bedroom 2 double bedroom with balcony, built in cupboards and en suite shower room with WC

- Bedroom 3 double bedroom with built in cupboards and en suite shower room with WC

Large well equipped utility room
Understairs storage

Upper floor

- Large mezzanine area open to the living space ideal as

TV / game room

- children's dormitory style room,

- home office

- could create a 4th bedroom with ensuite .

LOCAL TAXES

Taxe habitation:

EUR

NOTES