

2 bedroom ski apartment FOR SALE in classic Saint Gervais building - close to the town and ski lift .



## INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	70 m2
Outside Space:	4 m2

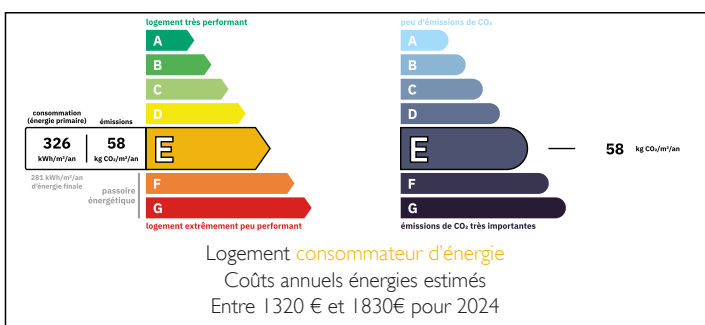
## IN BRIEF

Exclusive to the Leggett website, take a look at the 360° virtual tours and the 3D floorplans . Under an hour to Geneva. Tastefully renovated ski apartment in a historic building from the turn of the century. 300m from the shops, bars and restaurants in the centre of St Gervais.

Whilst retaining the original high ceilings and oak parquet, the apartment has double glazing, and stylish, modern kitchen and a spacious walk in shower .

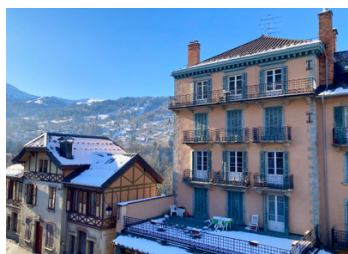
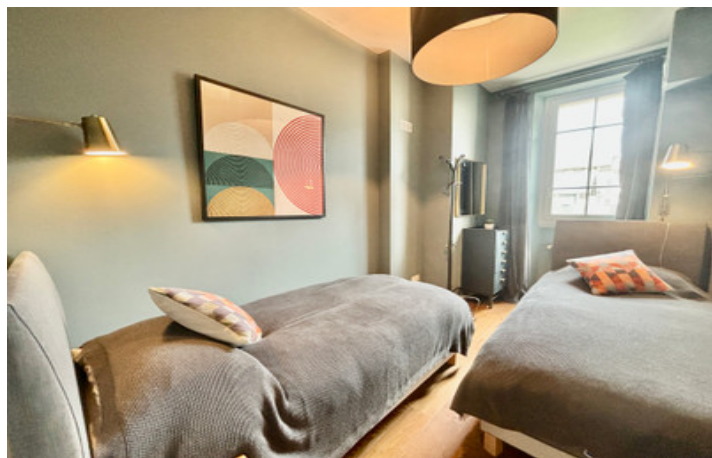
Building running costs 2800€ pa including central heating, cold water, lift, cleaning and maintenance of common areas, gardens, caretaker, management agency fees Taxe Foncier approx 900€

## 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.



## DESCRIPTION

2 bedroom Ski apartment FOR SALE in sought after St Gervais building , just 300 m from the centre of the historic spa town and with a ski bus stop just across the road

On the 2nd floor accessed by a lift or the stairs

- spacious entrance hall with original oak floors
- generous lounge with balcony with great views to the glaciers and peaks, open to the
- fully fitted kitchen and dining area with balcony
- bedroom 1 , double bedroom, large built in wardrobe and a balcony
- bedroom 2 - twin room with a great view to the ski area
- shower room with large walk in shower, vanity unit and WC
- further cloakroom with WC and wash bain
- large cellar storage area
- ski room on the ground floor
- 2 free car parks close by
- 300 flat walk to the centre of the historic town
- ski bus stop right across the road

Very light and spacious the apartment is ideally situated, giving easy access to the main cable car, either using the ski shuttle from outside the building or you can walk of the lift in 8 minutes (650m)

St Gervais is at the heart of the 3rd largest area in France, the Evasion Mont Blanc, with 445 km of pistes and 5 snow parks and includes the resorts of Megeve, Les Contamines and Combloux with St Gervais at the heart of...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES