

41m2 , 2 bedroom ski apartment UNDER OFFER in Saint Gervais , sunny terrace , great views



## INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	40.53 m2
Outside Space:	16 m2

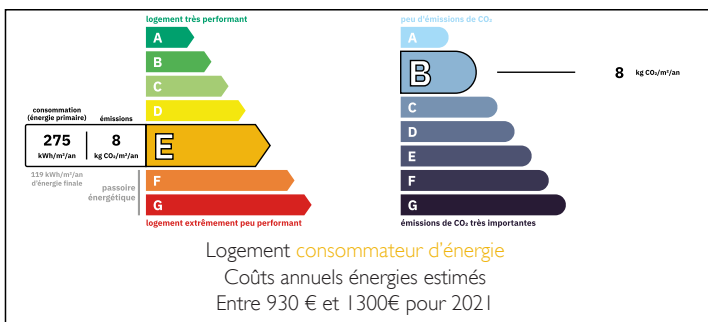
## IN BRIEF

This 41m2, 2 bedroom ski apartment is located in a sunny location close to the swimming pool and tennis complex in Saint Gervais Mont Blanc . The residence from 2009 features an indoor swimming pool and has rental history is income if required . With a ski locker and underground car parking space .

just 13 mins walk (1.3km) to the hisoric centre of St Gervais , there is also bus stop for the free shuttle bus close by, to whisk you to the town or the ski lift in the few minutes .

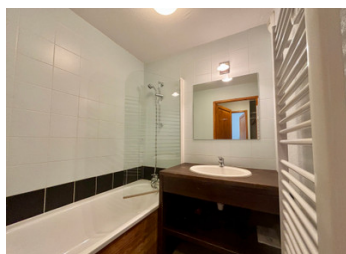
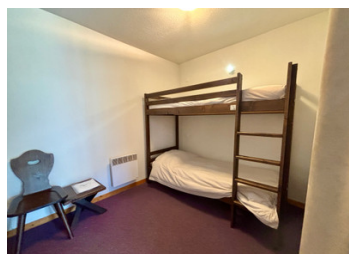
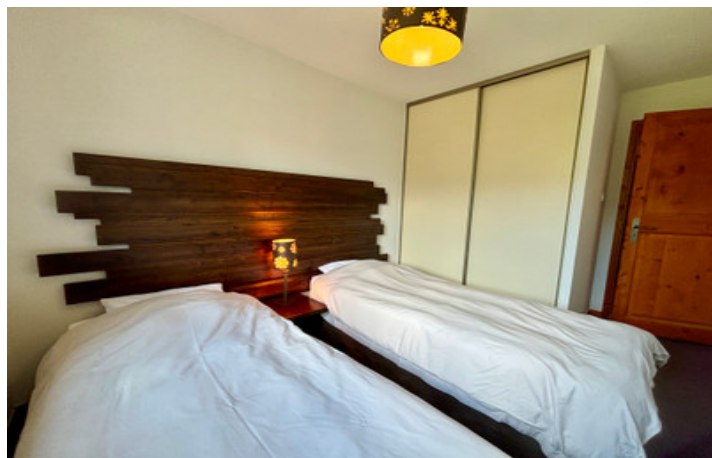


## ENERGY - DPE



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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

Fully equipped 2 bedroom ski apartment UNDER OFFER in Saint Gervais and ready to move into, this well finished apartment consists of:

- entrance hallway giving on to
- living room with dining area and sofa bed
- fitted kitchen
- 16m2 south and west facing terrace looking to the Dome de Miage glaciers, Mont Joly and the ski area and the Aravis mountains to the west with great sunsets
- twin bedroom with built in wardrobe
- cabine room with bunk bed, could be a double , built in wardrobe
- bathroom with bath and shower over
- separate toilet

## LOCAL TAXES

Taxe habitation: EUR

There is a private parking space in the secure covered car park and an individual ski locker in the ski room. The chalet style residence benefits from an indoor heated swimming pool with doors that open to a sunny terrace and there is a steam room and changing rooms . On the ground floor of the same chalet there is a great lounge with pool table, books and games. There is self serve laundry room in the building too

## NOTES

Ideally situated between Chamonix and Megeve, St Gervais is at the heart of the Evasion Mont Blanc area the 3rd largest ski area in France with 445m of pistes and 5 snow parks which incorporates the resorts of Megeve, Les Contamines and Combloux as well as St Gervais itself. In the summer months there are a wealth of activities from walking, mountaineering and cycling to relaxing at the pool and swimming in the local lakes. There...