

Stunning, luxurious, 87m , 2 bedroom apartment SOLD STC in Saint Gervais close to town and ski lift

EXCLUSIVE



INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	84 m2
Outside Space:	6 m2

IN BRIEF

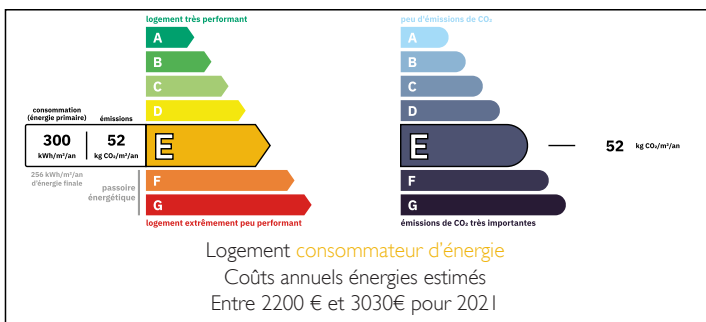
Very RARE - 2 bedroom 87m²apartment SOLD STC in Saint Gervais located just 350m from the town in an historical, landmark building from turn-of-the-the 19th century with many period features.

Luxuriously finished to a high standard, the spacious open plan living room with fully equipped kitchen, dining and lounge area with a balcony, has great views to the mountains and the setting sun

2 double bedrooms , one with ensuite access to the bathroom with a stunning roll top, claw-foot bath and the extra luxury of double doors opening to a balcony.

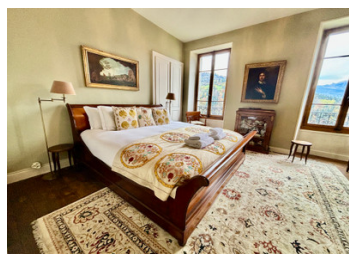
The apartment is located on the first floor and provides breathtaking, elevated views, as the building is perched overlooking the gorge with the famous

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: 1200 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Spacious 2 bedroom apartment SOLD STC in one of Saint Gervais' landmark buildings from the turn of the 19th century.

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

This first floor apartment with a triple aspect, has been finished to a high, interior-design standard and is accessed by the elevator or the stairs.

- Large entrance hall of 9.9m² with hardwood parquet floor and great space.

- open plan living room of 30m² with parquet floor and 2 sets of double balcony doors giving access to a balconies on 2 sides. Lots of period features such high ceiling, original cast iron radiators, granite balconies and wrought iron balustrades.

- Dining area with double doors to the balcony and a stunning view to the mountains.

- Spacious lounge with sofas and a large balcony overlooking the garden.

- fully equipped kitchen with built in appliances and marble worktop and splashback

- full oven
- 4 hobs
- dishwasher
- refrigerators
- excellent storage

- bedroom 1 - 19m² spacious bedroom with spectacular views to the mountains, original wood floor, high ceiling and built in wardrobes and with direct access to the

spacious bathroom 9m² with original, period double