

5 bedroom ski property FOR SALE in Saint Gervais Mont Blanc with easy access to ski slopes and town.



## INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	5
Bath:	4
Floor:	256 m2
Outside Space:	650 m2

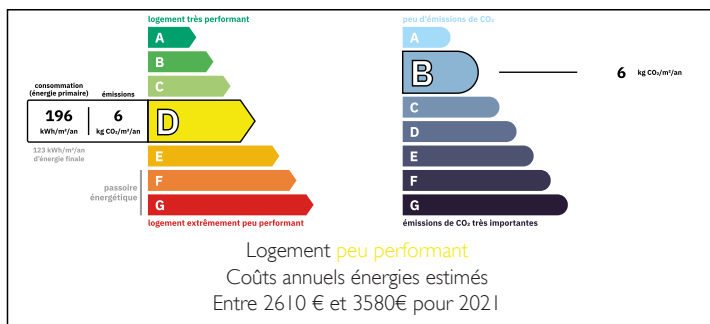
## IN BRIEF

This spacious property FOR SALE in Saint Gervais over three floors comprises 256 m2 of total floor space (180m2 of 'habitable space') with spacious living areas, 5 /6 bedrooms and 4 bath/shower rooms

With an established rental business, , it could provides a family holiday home and income if required

With easy access to the slopes and to the town .

## 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 habitation: EUR**

## NOTES

## DESCRIPTION

Ski Property FOR SALE in Saint Gervais

A family house over 3 floors with spacious living area with open plan lounge, kitchen, dining area, with a mezzanine area with lounge / TV room and office area. 5/6 bedrooms. 4 bath/shower rooms, Sauna, utility room, garden, parking

Ground floor - entrance and large mud room with space for ski and boot store

Owners store room: utility room with ample storage and heat pump etc

1st floor

chalet style, double height, open plan living space with

- lounge with fireplace and access to the south west terrace with great views of the mountains

- dining area
- fully equipped kitchen

- 4 twin / double bedrooms on this floor with 3 shower rooms and 1 bathroom

Upper floor

- Open plan mezzanine with TV lounge and a very secluded private terrace - a real sun trap
- Office / Games room, open to lounge below
- Two interconnecting bedrooms in the eaves, great for all the children to share or could become a master with an ensuite

With easy access to both St Gervais and Les Contamines, the house has the River Bonnant to the rear of the garden, so the soothing sound of the water is a real plus. There is a bus stop just 300m away with shuttle buses in the winter...