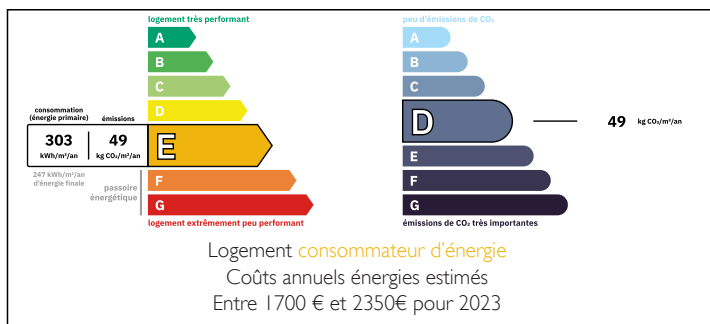


Two-bedroom ski apartment FOR SALE in classic Saint Gervais Mont Blanc style close to town and ski lift.

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	68 m <sup>2</sup>
Outside Space:	6 m <sup>2</sup>

## IN BRIEF

This two-bedroom apartment FOR SALE In Saint-Gervais Mont-Blanc offers accommodation for up to 6 people in a stylishly renovated top floor apartment with classic turn-of-the-century features.

With original parquet floors, high ceilings, and cast-iron radiators, this apartment give you a taste of turn-of-the-century belle époque style, a building that would be equally at home in Paris or Bordeaux, as well as here in Saint Gervais Les Bains maybe the best known spa town and ski resort in the Alps .

A light living room with lounge and dining areas and a balcony, two spacious bedrooms, both with balcony, a stylish, renovated, kitchen, family bathroom with WC and a 2nd WC. The large entrance hall gives access to every room and has loads of space to hang wet gear.

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 classic ski apartment FOR SALE in Saint-Gervais Mont-Blanc . Just 300 metres from the centre of the historic town and with a ski bus stop, just across the road.

On the top floor of the landmark building with its own private gardens, this 68 m<sup>2</sup> apartment can be accessed by the lift or the stairs and is laid out as follows

Large entrance hall with original parquet floor giving access to each room

Living room with original parquet floor and with a sunny balcony, giving great views to the mountains and the glaciers.

Bedroom 1 Double bedroom with balcony

Bedroom 2. Large bedroom Currently equipped to sleep for it would also make an ideal family room or master bedroom

Stylishly renovated and fully equipped kitchen with tumbled floor

Modern bathroom with WC and shower

2nd WC with hand basin.

In large hallway with plenty of space for your jackets and ski clothes there is also a utility cupboard with additional storage and the washing machine.

Building charges are approx €3000 per year and include the central heating, water, all maintenance contracts lift, gardens , boiler etc, caretaker, cleaning and maintenance of the public areas and management company fees.

In a very popular building, the apartment has great rental history and a property manager to run it for you What's there is no obligation to rent out.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES