

2 bedroom ski apartment FOR SALE in Saint Gervais Mont Blanc - great views , sunny terrace

EXCLUSIVE



INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	41.65 m2
Outside Space:	6 m2

IN BRIEF

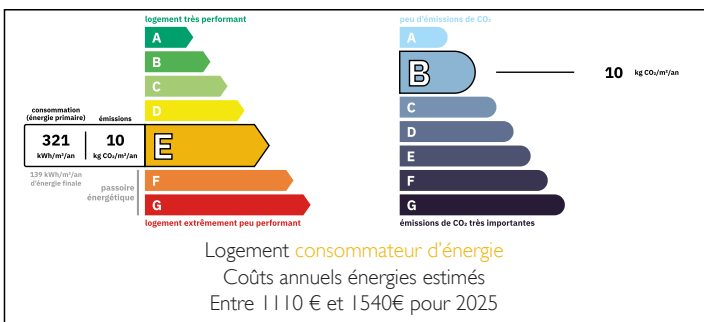
EXCLUSIVE to the Leggett website , don't miss the 360° virtual tours and the 3D floorplans CALL US NOW FOR A VIDEO VIEWING

A well designed and recently renovated ski apartment in a residence from 2009 with reception area, indoor swimming pool and secure parking. Close to the tennis club and the pool complex and 15 min flat walk (1.3km) to the town with a ski bus stop just 150m away, this popular residence is a great investment opportunity for your own use and with great rental income possible on this property if required.

Annual building charges approx 3500€ including underfloor heating, water and all maintenance and cleaning contacts: , elevator, swimming pool, snow clearing , garden maintenance, general maintenance and management company fees



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

2 bedroom ski property FOR SALE in Saint Gervais Mont Blanc

Fully equipped and ready to move into, this well finished apartment consists of:

- entrance hallway giving independent access
- living room with dining area and sofa bed and fully equipped, fitted kitchen
- terrace with views of the ski area, the Mont Joly to the south and the Aravis mountains and the setting sun .
- double bedroom with built in wardrobe
- bedroom 2 with built in wardrobe with a sofa bed and a raised bed
- bathroom with bath and shower over and washing machine
- separate toilet

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.

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Taxe Foncier 1125€

Taxe d'habitation 1200€

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