

2 bedroom ski apartment FOR SALE in Saint Gervais, next to the cable car , close to town. Great views



## INFORMATION

|                |                         |
|----------------|-------------------------|
| Town:          | Saint-Gervais-les-Bains |
| Department:    | Haute-Savoie            |
| Bed:           | 2                       |
| Bath:          | 1                       |
| Floor:         | 40 m2                   |
| Outside Space: | 6 m2                    |

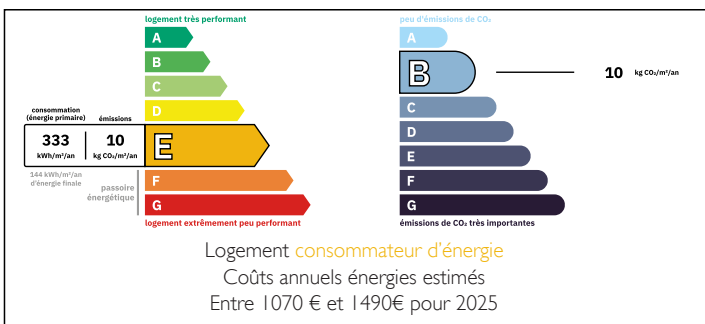
## IN BRIEF

This 1st floor apartment FOR SALE in St Gervais has an open plan a living room with 2 balconies, along with a double bedroom and a bunk room. The apartment is equipped for up to 6 people and in a great position right next to the cable car and just 300m from the piste. In a popular residence with a swimming pool, large lounge and ski room , the apartment is a great base for skiing and boarding, biking and hiking as well as being able to generate a rental income if required. The town is just on the other side of the 600m bridge and there is a boulangerie just 250m away from the apartment for the all important morning croissant run .

The apartment is sold with a ski locker...



## 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

Great 2 bedroom ski apartment FOR SALE in SAINT GERVAIS MONT BLANC , in a popular Residence with easy access to the cable car, right next door and with an outdoor pool for the summer months.

- entrance hall with storage and access to all rooms
- living room with 2 balconies , one in the sun with great mountain views , one in the shade where you can enjoy the sound of the river.
- a kitchen/dining area, and lounge area with sofa bed
- bedroom 1 - a double room with built in storage
- cabin, room 2 bunkbed room
- bathroom with vanity unit
- separate WC
- ski locker

- large lounge on the ground floor
- swimming pool
- laundry room

The apartment is sold fully equipped and furnished and has been rented very successfully for the last few years

The price includes a covered parking space in the secure carpark and a ski locker

Ideally located between Chamonix and Megeve, Saint Gervais is a small French market and spa town at the heart of the 3rd largest ski area in France, the Domaine Evasion Mont Blanc with 445km of pistes and many snow parks, and includes the resorts of Megeve, Les Contamines and Combloux as well as Saint Gervais itself at the heart of the circuit. The cable car is right next door to the apartment however the apartment...

## LOCAL TAXES

**Taxe foncière: 1021 EUR**

**Taxe habitation: EUR**

## NOTES