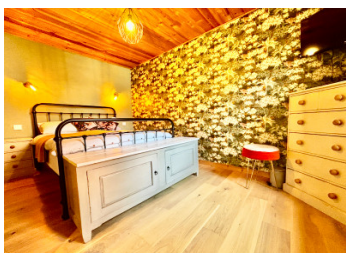


## Village house of 143m2 FOR SALE in Saint Gervais les Bain - central location, peaceful, fully renovated



## INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	2
Bath:	3
Floor:	143 m2
Plot Size:	25 m2

## IN BRIEF

EXCLUSIVE to the LEGGETT website , don't miss the 360° virtual tours and floorplans.

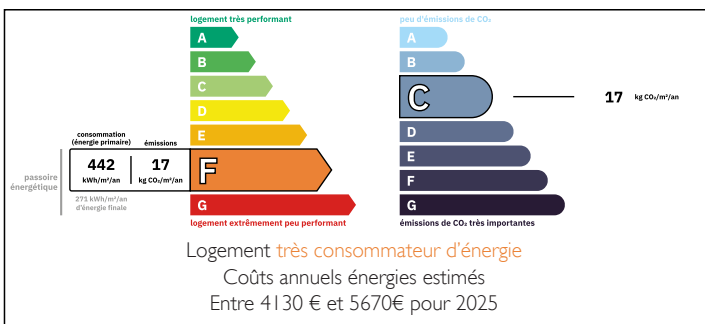
This spacious 143m2 village house FOR SALE in Saint Gervais les Bains is in a prime position just a few steps from the centre of the beautiful village and the shops, cafes and restaurants in the historic centre.

It is a 10 minute walk (750m) to the cable cars or take the shuttle bus from the stop under 100m away.

Set back from the road with a private courtyard, the house offers spacious open plan living spaces with a striking cathedral ceiling and a sunny balcony on the first floor.

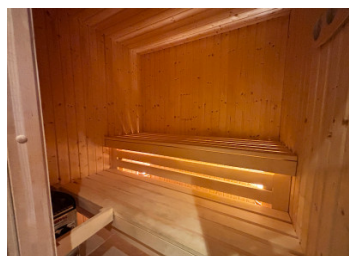
With a principal ensuite bedroom. a further bedroom and cabine room with a bunk bed, 2 further shower rooms and a lovely sauna. Open...

## 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.



## DESCRIPTION

RARE TO THE MARKET - village house FOR SALE in Saint Gervais les Bains.

Set over 2 floors plus a mezzanine area the house comprises:

- Entrance to large open plan living space with balcony
  - fully equipped open plan kitchen
  - dining area
  - lounge
  - double bedroom with ensuite shower and WC and large dressing area.
  - further shower room with WC
  - Open plan mezzanine area which is currently used as a Home Office, fitness area and has an additional double bed for guest use.
- open plan staircase to the ground floor

ground floor

Large lounge with wood burning stove

Studio kitchen also used as a summer kitchen.

Bedroom 2 - double bedroom on the ground floor

cabine room equipped with a bunk bed

shower room with WC

sauna

Located right in the heart of the town with easy access to all Cafes shops and to the ski area, the house is hidden away in a peaceful location.

Recently renovated with underfloor heating, double glazing, roof windows which flood the main living room with light, the house is ready to move into. The lower level could be separated to provide a rental apartment if required.

St Gervais is at the heart of the 3rd largest area in France, the Domaine Evasion Mont Blanc, with 445 km of pistes and many snow parks and includes the resorts of Megeve, Les Contamines, Combloux, La Giettez with St Gervais at the heart of the...

## LOCAL TAXES

Taxe foncière: 576 EUR

Taxe habitation: EUR

## NOTES