

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

EXCLUSIVE



INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	2
Bath:	2
Floor:	54 m ²
Outside Space:	8 m ²

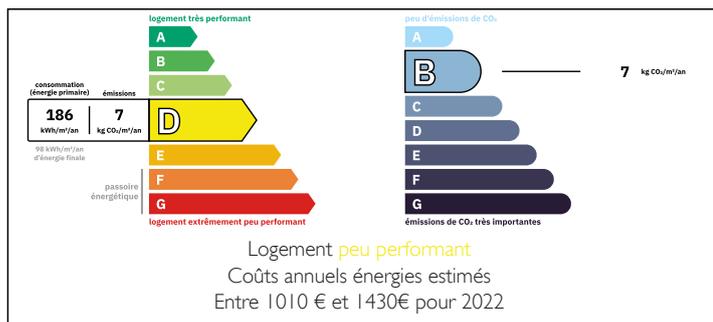
IN BRIEF

EXCLUSIVE to the Leggett website , don't miss the 360° virtual tours and the 3D floorplans

A well designed and recently renovated duplex ski apartment FOR SALE in Saint Gervais Mont Blanc, in a sought after residence from 2009 with reception area, indoor swimming pool and secure parking. Close to the tennis club and the pool complex it is a 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.



DESCRIPTION

2 bedroom ski property of FOR SALE in Saint Gervais Mont Blanc , this 54m2 duplex apartment is fully equipped and ready to move into,

- entrance hallway leading to open plan living space
- living room with dining area and lounge
- fully equipped, open plan fitted kitchen
- SW facing balcony with views of the ski area, the Mont Joly to the south and the Aravis mountains and the setting sun .
- guest WC

upper floor

- double bedroom with built in wardrobe
- bedroom 2 with built in wardrobe suitable as a twin or double
- bathroom with bath and shower over
- 2nd well equipped shower room
- 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 lounge with pool table, books and games.

LOCAL TAXES

Taxe foncière: 1500 EUR

Taxe habitation: EUR

NOTES

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Taxe Foncier 1500€

Taxe d'habitation 1600€

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