

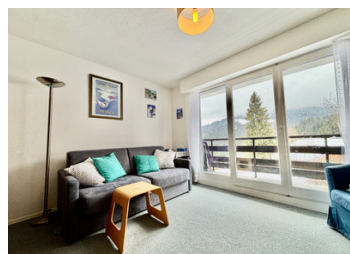
1 bedroom ski apartment UNDER OFFER in Saint Gervais Mont Blanc - stunning views , ski in, pool, tennis



EXCLUSIVE

INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	1
Bath:	1
Floor:	24 m2
Outside Space:	6 m2



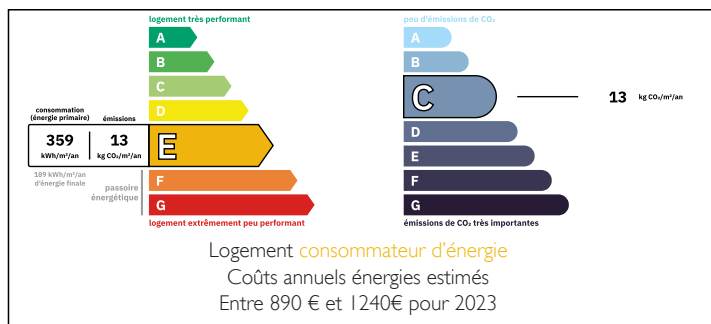
IN BRIEF

Rare 24.5m2 1 bedroom ski apartment UNDER OFFER in Saint Gervais Mont Blanc . In a ski in location with a ski bus serving the residence to take you to the lifts. The residence has a private swimming pool and a tennis court and has great views looking straight at Mont Blanc and gives you a great base into the 3rd largest ski area in the Alps, the Domaine Evasion Mont Blanc

Building charges approx 1200€ pa including underfloor heating, water, wifi, maintenance contracts, snow clearing, pool maintenance, gardens, management fees

Taxe Fonciere 600€
Taxe d'Habitation 650€

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

1 bedroom ski apartment FOR SALE in St Gervais in the Grattague area, with great views of Mont Blanc

The residence is made up of chalet style buildings and the apartment is located on the first floor of one of the chalets.

- Entrance with space for coats and ski gear
- opening into the main living space with a corner balcony looking at Mont Blanc
- fully equipped studio kitchen
- dining area
- sofa/bed for 2 people
- double bedroom with additional raised bed
- shower room with WC

There is a ski locker on the ground floor and ample parking.

The heated pool is open in the summer months and the tennis court would most likely win prizes for "best view from a tennis court in the Alps" make sure you change ends so as not to be too distracted.

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 5 snow parks and includes the resorts of Megeve, Les Contamines and Combloux as well as Saint Gervais itself. The Tramway de Mont Blanc, just 400m away, takes you up to the Col de Voza from where you can ski the Les Houches area and on to the Chamonix valley. In the summer months the town comes into its own...

LOCAL TAXES

Taxe foncière: 600 EUR

Taxe habitation: 684 EUR

NOTES