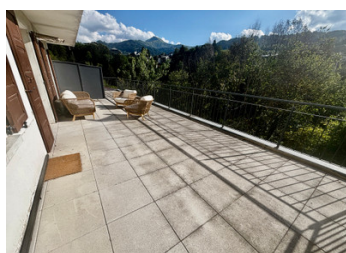
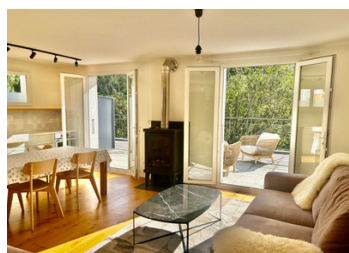


Spacious and light 3 bedroom apartment FOR SALE in the centre of St Gervais . Sunny terrace of 35m2 .

EXCLUSIVE



INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	3
Bath:	1
Floor:	73 m2
Outside Space:	35 m2

IN BRIEF

This stunning 73m2 , 3 bedroom apartment FOR SALE in Saint Gervais les Bains is located just 130m from the centre of the historic town.. A bright and airy living space opens onto a 35m2 sunny terrace, 3 double bedrooms, ski room, 5m2 cellar and private parking.

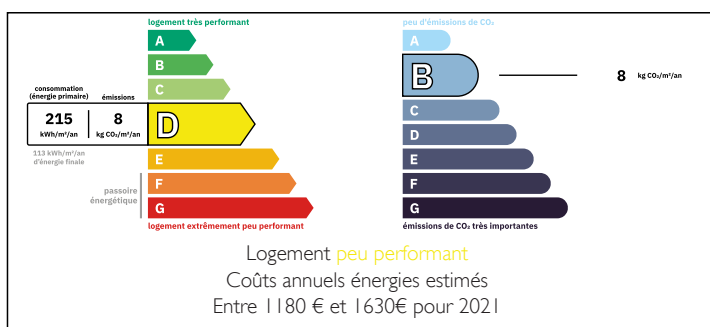
Open plan living room with lounge and dining areas and a full equipped kitchen.

3 double bedrooms with built in storage , one used as a home office

Family bathroom with bath and shower over , separate WC

there is a really practical entrance hallway with load of storage, and underfloor heating so double as a drying room for your boots , sports equipment etc

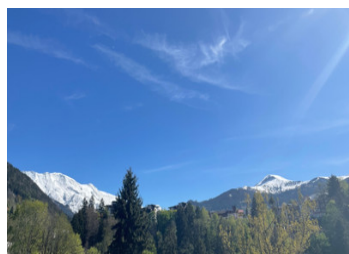
ENERGY - DPE



All that Saint Gervais has to offer is available on foot

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

Located in a small residence this spacious 3 bedroom apartment FOR SALE in Saint Gervais has its own entrance giving access to the :

- entrance with mud room with loads of space for boots , ski clothing etc
- large open plan living room with 2 sets of double doors opening onto the 35m2 terrace
- fitted kitchen with huge pantry cupboard
- dining area
- lounge with gas fireplace
- 3 double bedrooms
- bathroom with shower over the large bath and a sink .
- separate wall mounted WC
- secure , dry cellar storage of 5m2
- private parking space

NOTES

Just 150m from the centre of Saint Gervais this rare apartment is a real haven of peace , and with the living space opening up until the 35 m² sunny terrace this is a real plus.

Co-owned building of 5 units

Provisional annual charges: 2000€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>