

2 bedroom ski apartment FOR SALE in St Gervais, sunny balcony, swimming pool. hour from Geneva.

EXCLUSIVE



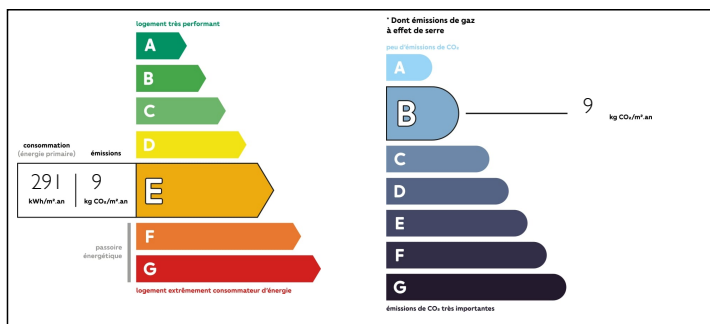
## INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	41 m2
Outside Space:	4 m2

## IN BRIEF

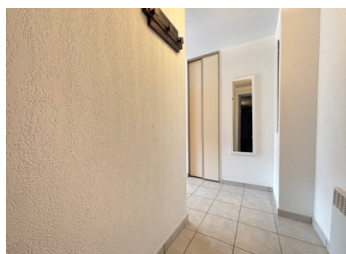
EXCLUSIVE to the Leggett website , don't miss the 360° virtual tours and the 3D floorplans CALL US NOW FOR A VIDEO VIEWING A well designed ski apartment in a residence from 2009 with reception area, lounge with games, indoor swimming pool and secure parking. Close to the tennis club and pool complex and 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 4250€ including underfloor heating, hot water, cold water and all maintenance and cleaning contacts : , elevator, swimming pool, snow clearing , garden maintenance, general maintenance and management company fees Taxe Foncier approx 950€

## 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

Fully equipped 2 bedroom ski apartment FOR SALE in Saint Gervais and ready to move into, this well finished apartment consists of:

- entrance hallway giving on to
- living room with dining area and sofa bed
- fitted kitchen
- corner balcony with great views of the ski area, the Mont Joly to the south and the Aravis with the setting sun.
- double bedroom with built in wardrobe
- twin bedroom with built in wardrobe
- bathroom with bath and shower over
- 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 great lounge with open fireplace and pool table, books and games.

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 pistes and 5 snow parks which incorporates the resorts of Megeve, Les Contamines and Combloux as well as St Gervais itself. In the summer months there are a wealth of activities from walking, mountaineering and cycling to relaxing at the pool and swimming in the local lakes. There are golf courses in both Megeve and Chamonix, which is only 30 mins drive (26km) and St Gervais...

## NOTES