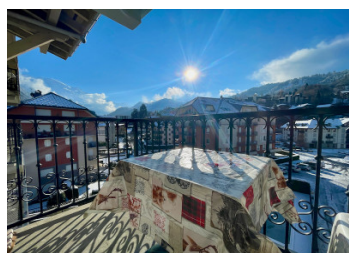


3 room ski apartment UNDER OFFER in Saint Gervais, next to the cable car , close to town. Great views



## INFORMATION

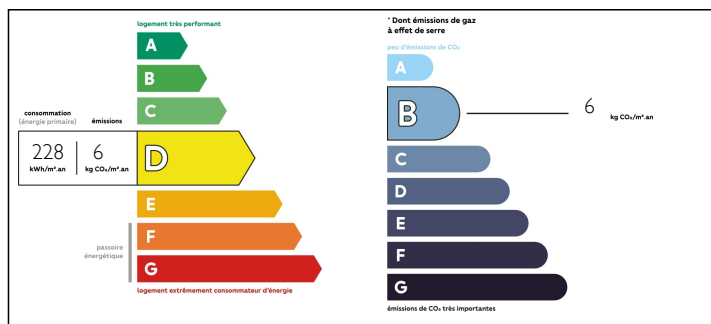
Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	37 m2
Outside Space:	4 m2



## IN BRIEF

This 4th floor apartment UNDER OFFER in St Gervais , has a bedroom and bunk cabin , along with a living room with balcony with great views . The apartment is equipped for up to 6 people and in a great position right next to the cable car and just 300m from the piste. In a popular residence with a swimming pool, large lounge and ski room the apartment is a great base for skiing and boarding, biking and hiking as well as being able to generate a rental income if required. The town is just over the 600m bridge and there is a boulangerie just 250m away from the apartment for the all important morning croissant run . Building management charges are approx 1900€ per year and include underfloor heating, hot and cold water, electricity consumption for the apartment, maintenance...

## 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

Great ski apartment UNDER OFFER in SAINT GERVAIS MONT BLANC , in a popular Residence with easy access to the cable car, right next door and with an outdoor pool for the summer months.

- entrance hall
  - living room with a sunny balcony with great views and with a kitchen area dining area, and lounge area with sofa bed
  - bedroom 1 - a double room with built in storage
  - cabin, room 2 bunkbed room with built in storage and an ensuite shower
  - bathroom with vanity unit
  - separate WC
  - ski locker
- 
- large lounge on the ground floor
  - swimming pool
  - laundry room

## NOTES

The apartment is sold fully equipped and furnished and has been rented very successfully for the last few years

A secure garage is available at a supplement in the building next door for the successful buyer!

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 many snow parks, and includes the resorts of Megeve, Les Contamines and Combloux as well as Saint Gervais itself at the heart of the circuit. The Domaine Evasion lift pass covers all the lifts in the circuit .

The Tramway de Mont Blanc, takes you from the town to St Gervais' second ski area...