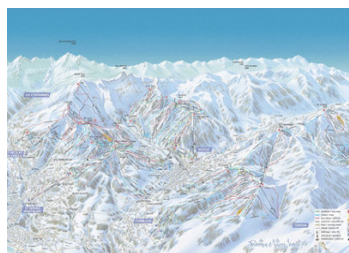


Two bedroom apartment for sale in a luxury new build development in the heart of St Gervais



## INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	2
Bath:	2
Floor:	60.22 m2
Outside Space:	5 m2



## IN BRIEF

Spacious two bedroom apartment on the ground floor of an impressive new build development in an ideal St Gervais location, just steps from the nearest ski lift! As you enter the apartment you'll find the first bedroom to your right with the bathroom and separate WC on your left. Just past the bathroom on the left is the second bedroom featuring a private en-suite shower room. If you continue straight as you enter the apartment you'll find a large, open plan kitchen, dining and living room opening out onto a balcony offering incredible mountain views. The apartment comes fully furnished and ready to move into or start renting out. Delivery is due in 2025.

## 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

Apartment ref: B0002

Entrance hall with built in storage  
Spacious open plan kitchen and living area of 24.13m<sup>2</sup> with access on to the balcony of 4.60m<sup>2</sup>  
Bedroom of 12.21m<sup>2</sup>  
Bathroom and independant WC  
Bedroom of 9.72m<sup>2</sup> with ensuite shower room

Incredible views over St Gervais and the surrounding mountains.

All the apartments are finished with the following high standards:

Fully furnished and equipped apartments  
Built in storage  
Underground parking  
Ski lockers  
Cave

The Region:

St Gervais is an active mountain spa town, popular throughout the year. In the winter, the ski lifts offer immediate access to the Evasion Mont Blanc, one of France's most beautiful ski areas. In the summer the town offers thermal baths with spa treatments, a cinema, casino, and many outdoor activities available such as an Olympic skating rink or unforgettable walks and rambles with over 180km of marked paths and trails, including a Baroque footpath.

Transport/Access:

Chamonix – 24km  
Geneva Airport – 86km  
Annecy – 87km

The Development:

This stunning new build development is in a rare and privileged location in St Gervais, close to the ski lifts and shops. It boasts panoramic views of the village

## NOTES