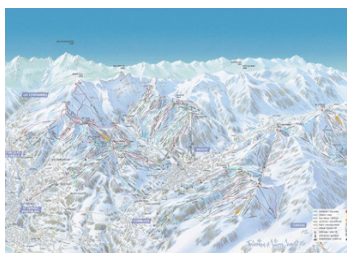


## Large 3 bedroom new build apartment for sale close to the ski lifts of St Gervais



## INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	77.18 m2
Outside Space:	5 m2



## IN BRIEF

A great opportunity to invest in a spacious 3 bedroom apartment in a new development in the heart of St Gervais. Upon entering the apartment you'll be greeted by an entrance hall opening out into the large open plan kitchen, living and dining area. This generous space offers the possibility to sleep an additional 2 guests on the pull out bed and features a balcony offering stunning mountain views. There is a shared bathroom and WC and three double bedrooms, 2 of which have private shower rooms. The apartment comes fully furnished and ready to go, all you need are your skis! 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: B0401

Entrance hall with built in storage

Large open plan kitchen and living area of 28.75m<sup>2</sup> with a pull out bed and access on to the balcony of 5.17m<sup>2</sup>

Bedroom of 11.86m<sup>2</sup> with ensuite shower room

Bedroom of 9.85m<sup>2</sup> with ensuite shower room

Bedroom of 9.68m<sup>2</sup>

Bathroom and independant WC

Panoramic views over the village of 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

## NOTES