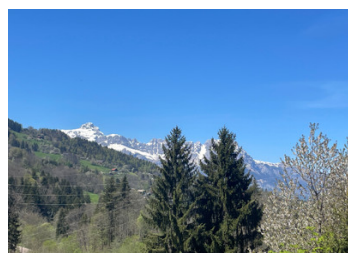
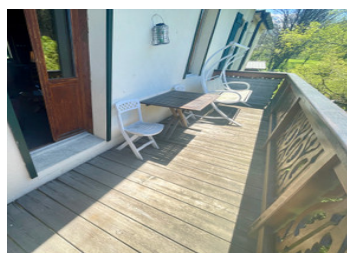


6 bedroom house for sale in Saint Gervais les Bains. Easy access to ski area and town .



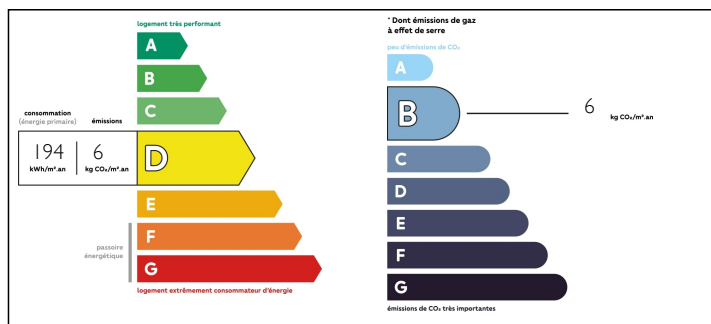
## INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	6
Bath:	4
Floor:	241 m2
Plot Size:	8 m2

## IN BRIEF

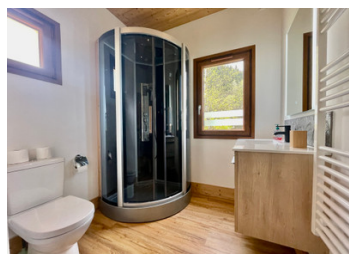
This traditional house over 3 levels of 241m2 floorspace ( 188m2 habitable space) , provides spacious accommodation with great access to all that the Domaine Evasion Mont Blanc area has to offer. Furnished in a chalet style with a lovely double height living space with fireplace, open plan kitchen and dining area this property has a really homely feel. The large sunny balcony is a great feature and gives great views There is a mezzanine area, with home office and TV room , giving access to a secluded roof terrace. 6 bedrooms along with 3 shower rooms and a family bathroom and a sauna There is of course a spacious entrance /mud room , ski storage and utility room Secluded garden and plenty of parking .

## 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.



## NOTES

## DESCRIPTION

Set in its own garden this spacious house FOR SALE in Saint Gervais Mont Blanc offer 6 bedrooms and plenty of living and entertaining area. Set over 3 floors it comprises

### Ground Floor

entrance with benches and plenty of hanging space . ski store and utility room.  
Lockable storage room with utility room with sink and plenty of storage space/ workshop space

### 1st floor

An open plan , double height living room with

lounge with fireplace  
open plan fully equipped kitchen  
open plan dining room  
large balcony / terrace leading directly from the living space  
mezzanine area above

Bedroom 1 et 2 - Twin bedrooms  
Bedroom 3 and 4 Double Bedrooms

3 x shower rooms  
1 x family bathroom with spa bath  
lockable store room

### upper floor

the open plan mezzanine area has a desk for the home office  
games area  
separate TV / lounge area leading to a private roof terrace  
2 spacious bedrooms in the eaves.

Located just 4 minute (2.4km) drive to the town and with a ski bus stop just 300m away , in minutes you be enjoying the Domaine Evasion Mont Blanc area - 3rd largest winter playground in France.