

Spacious Alpine property FOR SALE in Saint Gervais Mont Blanc. Under an hour to Geneva



## INFORMATION

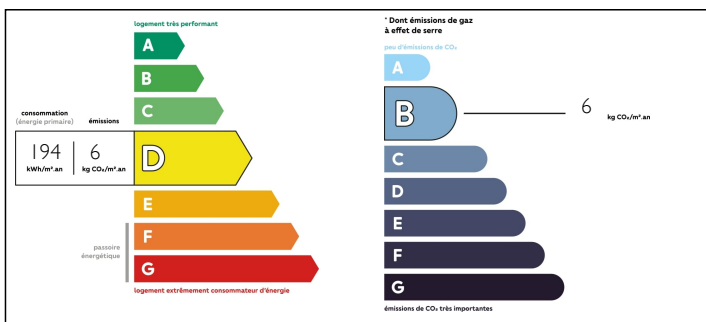
Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	10
Bath:	6
Floor:	328 m2
Plot Size:	927 m2

## IN BRIEF

This spacious house FOR SALE in Saint Gervais over three floors comprises 328m2 of total floor space Main House of 241m2 ( 188m2 of 'habitable space' ) with spacious living areas, 6 bedrooms and 4 bath/shower rooms 2 x independent ground floor apartments of 46m and 40m2 each with its own entrance. The 2 apartments could become 1 large ground floor accommodation or all 3 parts could become 1 large family accommodation over 3 floors . With an established rental business, , it could provide a family holiday home and income from the 2 apartments . With easy access to the slopes and to the town .

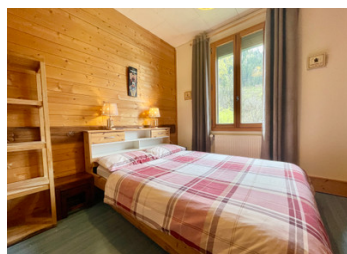


## ENERGY - DPE



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

Ski Property FOR SALE in Saint Gervais

This flexible ski property offers the following accommodation

family house over 3 floors with spacious living area with open plan lounge, kitchen, dining area, with a mezzanine area with lounge / TV room and office area. 6 bedrooms. 4 bath/shower rooms, Sauna, ski room, utility room garden, parking

Ground Floor

apartment 1 of 46 m2 with own independent entrance, main living area with kitchen, 2 bedrooms, shower room and WC

apartment 2 of 40m2 with own independent entrance, main living room with fitted kitchen, main bedroom, 2nd room with bunkbed, shower room and WC

There is a small garden and parking space for each apartment and they can be rented as short or long term lets.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>