

Duplex ski apartment SOLD BY LEGGETT Saint Gervais, close to town and ski lifts - stunning views , very sunny

EXCLUSIVE



INFORMATION

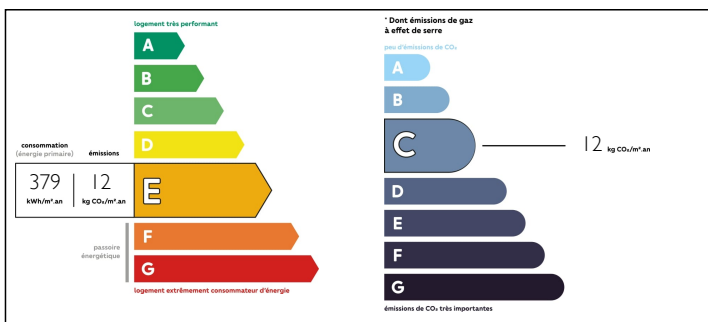
Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	1
Bath:	1
Floor:	35.39 m2
Outside Space:	3 m2



IN BRIEF

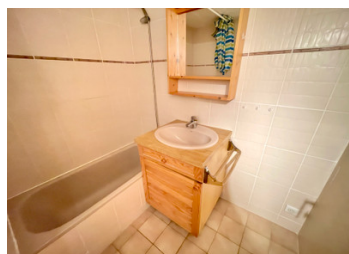
One bedroom ski apartment with additional mezzanine area SOLD BY LEGGETT in Saint Gervais Mont Blanc With a total area of over 67m2 ,(35m2 habitable space) the apartment can accommodate 6 people and is really well located , close to the town, with fantastic views to the ski area and to the west , so benefits from the afternoon and evening sun . Building charges approx 1400€ / year taxe fonciere 749€ taxe d'habitation 760€

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

One bedroom ski apartment with additional mezzanine area SOLD BY LEGGETT in Saint Gervais Mont Blanc close to the town, with fantastic views to the ski area and to the west , so benefits from the afternoon and evening sun .

On the first floor of a small, well located and well maintained residence the property is set out as follows

Entrance with private staircase leading to hallway :

main living room with balcony
loungue area with double height ceiling
dining area giving onto the
open plan kitchen with 4 hobs, oven, dishwasher and plenty of storage

NOTES

open plan staircase leading ot upper floor with

double bedroom with built i wardrobe
mezzanine area with twin beds and built in wardrobe

on the landing there is more storage and access to

bathroom with bath and shower over, vanity unit, WC

space to add a washing machine if you wish

Option to purchase large garage with additional store room

Building charges approx 1400€ /

taxe fonciere 749€

taxe d'habitation 760€

Co-owned building of 12 units

Provisional annual charges: 1200€