

Off plan 2 bedroom duplex apartment for sale in St Gervais les Bains on the 2nd and top floor. Private parking



## INFORMATION

Town:	Saint-Gervais-les-Bains
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	63 m <sup>2</sup>
Outside Space:	5 m <sup>2</sup>



## IN BRIEF

A newbuild 2 bedroom duplex apartment for sale in the pretty town of St Gervais les Bains. The apartment benefits from extra space with the ceiling slope on the top floor. Private parking.

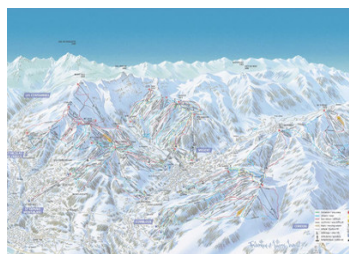


## ENERGY - DPE



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.



## DESCRIPTION

St Gervais is a pretty and dynamic town offering not only access to renowned skiing areas but year round activities and benefitting from more than visitors a year to the spa. Stand out views of Mont Blanc and the surrounding mountains will take your breath away.

This apartment Lot B202 is a 2nd and 3rd (top) floor duplex apartment

Open plan living room of 20.18m<sup>2</sup>

Bedroom 1 with built in storage - 11.30m<sup>2</sup>

Bedroom 2 with built in storage - 10.34m<sup>2</sup>

Bathroom with washing machine point - 4.45m<sup>2</sup>

Separate WC

Salon/mezzanine - 14.92m<sup>2</sup>

Balcony

There is an additional 8.77m<sup>2</sup> of space under 1.80m high where the slope of the roof comes in.

## NOTES

Made up of 43 one and two bedroom apartments and several 2 bedroom duplex properties each one enjoying a balcony or terrace. The apartments all offer the latest thermal and phonic insulation. Large windows and French doors allow natural light to flood in and enjoy the breathtaking views of the surrounding mountains.

Access

Geneva International airport

A40 motorway

Train station

The Mont Blanc tramway

Please contact us for different options and price points available.

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