

STUNNING 6 BEDROOM SKI CHALET FOR SALE IN
ST GERVAIS, WITH AMAZING MONT BLANC
VIEWS. SOLD WITH A SEPARATE 3 BEDROOM
APARTMENT, GARAGE, AND 70M2 ANNEXE.

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HOT TUB, SAUNA, AND

DESCRIPTION

With Sauna, Hot-tub and a great terrace facing Mont Blanc. Under an hour to Geneva. Exclusive to the Leggett website, don't miss the 360° virtual tours and 3D plans, by clicking onto the Leggett website.

This luxury chalet is located close of the return piste which gives direct access to the 445 km of the Domaine Evasion Mont Blanc winter playground. A short walk (300m) takes you to the nearest restaurant whilst the cable car is a 21 min walk (1.4km) with the town just over the bridge. Just 5 minutes (2.5km) in the car will get you to the cable car station although as the piste is just 400m away for a good part of the season you can head down the slope.



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PROPERTY FACT FILE

REFERENCE	103926AM74
PRICE	€ 1,500,000 £ 0*
	agency fees included: 5.0000315000094 % TTC to be paid by the buyer (1 428 571 EUR without fees)
BEDROOM	6
BATHROOM	5
ACCOMODATION	300 m ²
LAND	0 m ²
TOWN	
DEPARTMENT	Haute_Savoie
LOCATION	Close to golf course
TYPE	Catered ski chalets, Family Home, Holiday Home
CONDITION	Excellent condition, ,
FEATURES	Business potential, Character property, Detached

*Price based on current exchange rate which is subject to change

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Set over 4 floors the chalet is accessed via the external staircase and laid out as follows :

UPPER GROUND FLOOR ...

Entrance hallway with space for shoes and coats etc . The door from here leads to the large open plan living area with :

- spacious lounge with fireplace and views of Mont Blanc and giving access to a large balcony
- dining area with double height ceiling and a galleried area above
- fully equipped spacious kitchen making it easy to cook for family and friends or for a house full of chalet guests.
- TV room
- Cloakroom and a utility room
- Bedroom 1 - a corner position double bedroom with ensuite bath and WC
- sweeping open plan staircase leads to the 1st floor



FIRST FLOOR ...

- Mezzanine area looking down to the main living room, an ideal reading , or office area
- Bedroom 2 - ensuite double with bath and WC
- Bedroom 3 - ensuite double with bath and WC
- Bedroom 4 - ensuite twin with bath and WC
- Bedroom 5 - double bedroom
- Bedroom 6 - twin room
- these 2 rooms make up a family suite with a family bathroom with bath and WC .



From the entrance hallway stairs lead to the ground floor level comprised of an independent apartment.

INDEPENDENT APARTMENT ...

- spacious living room with fully equipped kitchen and dining area and lounge
- 3 ensuite double bedrooms
- Direct access to a large terrace looking straight at Mont Blanc.

The apartment can be accessed from the main chalet or by using its own entrance can be completely self contained to generate rental income.

GARDEN LEVEL ...

A generous wellness area accessed from the main chalet :

- large lounge / games room with direct access to the garden
- sauna
- treatment room with direct access to the garden
- shower and WC
- outdoor hot tub in a secluded and sheltered position



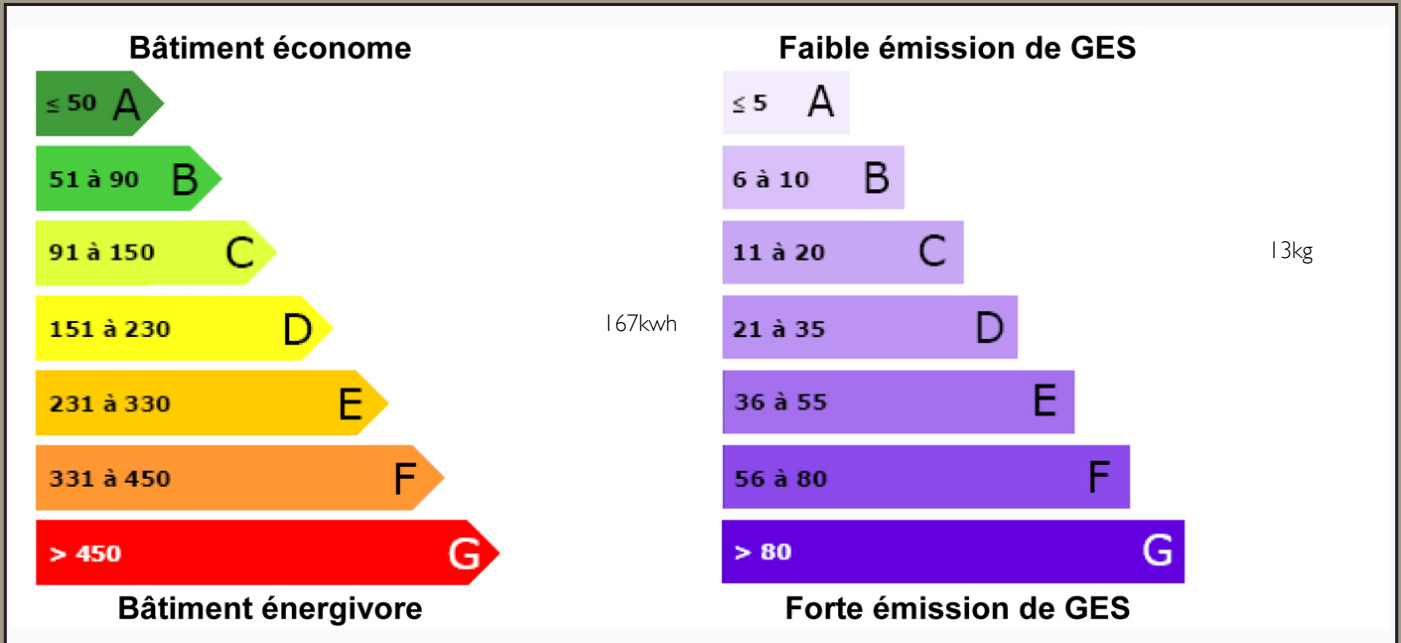
LEGGETT IMMOBILIER, 42, ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

- a store / wine cellar and a utility room and technical room with gas central heating boiler

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A great ski room with boot warmers is located next to a huge double garage.

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ENERGY-DPE



IMPORTANT-NOTICE

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CONTACT-DETAILS

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