LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



4 BEDROOM SKI CHALET FOR SALE IN SAINT GERVAIS LES BAINS - STUNNING VIEWS , SUNNY, PEACEFUL POSITION .

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PROPERTY FACT FILE

REFERENCE	A40522ADM74
PRICE	€ 750,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	131 m²
LAND	390 m²
TOWN	Saint-Gervais-les-Bains
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	Good condition
FEATURES	Mains drainage, Private parking, High speed internet

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





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- Renovated chalet in peaceful hamlet
- 4 bedrooms, 2 shower rooms , sauna
- huge sunny decking with space for hot tub
- wood burning stove and electric heating
- uninterupted views to Mont Blanc

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Saint Gervais Mont Blanc EXCLUSIVE 4 bedroom chalet FOR SALE , great views towards Mont Blanc and the Aiguille du Midi . At 1200m of altitude in an exclusive hamlet with direct access to walking trials the chalet offers a unique opportunity to acquire your dream home in one of our most popular year round destinations in the Alps.



DESCRIPTION

Very rare 4 bedroom ski chalet FOR SALE in Saint Gervais Les Bains. A unique chalet in a unique location at 1200m altitude in a sought after hamlet just 5 km (10 min) drive from the centre of St Gervais . With a peaceful setting and great views to the mountains this is ideal a main home or a second home in the Alps .

The chalet features covered entrance way leading to front door opening to
- modern open plan living space of over 45m² with lounge with fireplace leading the the decking
- an adjacent sun room / conservatory 9m² -
- huge sunny terrace with views towards Mont Blanc , to the mountain refuges and the Aiguille du Midi.
- dining area
- open plan fully equipped kitchen with breakfast bar



- bedroom 1 13m² twin room with built in wardrobes
- bedroom 2 10.7m² twin room with built in wardrobes
- shower room with walk in shower and WC with direct access from each bedroom

Further shower suite of 8,5m² wet room, sauna. utility room and guest cloakroom

1st floor

- Bedroom 3 - 18.67m² large, light double bedroom with windows to the mountains and 2 velux roof windows

- Bedroom 4 - further bedroom currently used as an office . 14m²
- WC with wash hand basin .

The chalet has a huge sunny decking with space for a hot tub, garden storage for bikes, skis and more and private parking.

This unique chalet, is in a really privileged position, mountain lovers will appreciate the peaceful setting and great views with direct access to walki...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A40522ADM74

COMPLETE FILE AND PHOTO ON REQUEST

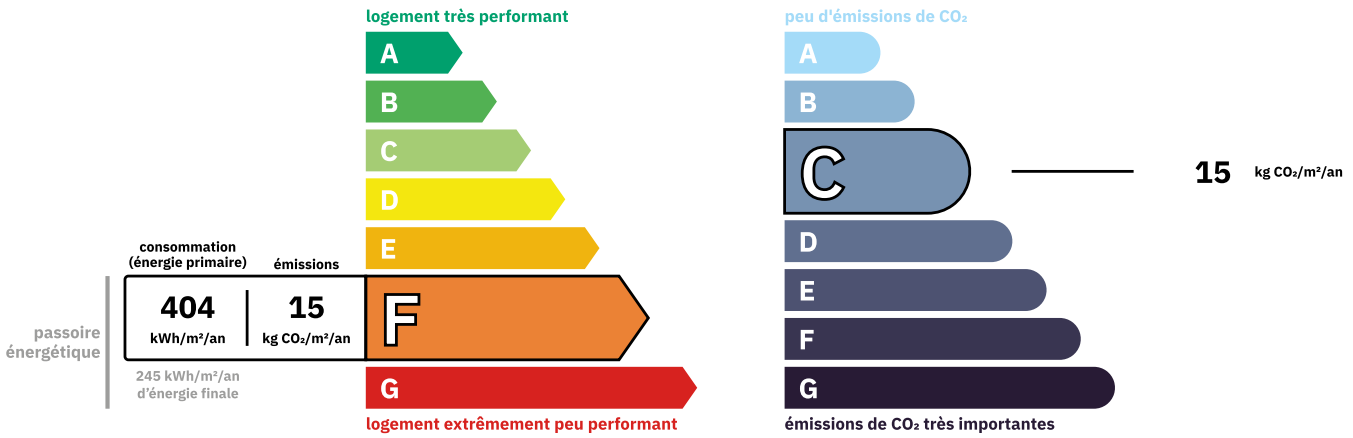
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Very energy consuming
Estimated annual energy costs
between 3350 € and 4570€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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