

LUXURY 4 BEDROOM SKI CHALET FOR SALE IN ST GERVAIS LES BAINS LOOKING AT MONT BLANC., HUGE SUNNY TERRACE

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PROPERTY FACT FILE

REFERENCE	A43881ADM74
PRICE	€ 1,795,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	300 m²
LAND	3653 m²
TOWN	Saint-Gervais-les-Bains
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	Good condition
FEATURES	Mains drainage, Garage, Private parking

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





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- Spacious living areas , 4 ensuite bedrooms
- Sunny position, stunning views of mont blanc
- easy access on a quiet road
- 3600m2 of building land to build a 2nd chalet
- large garage and additional parking

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4 bedroom luxury chalet FOR SALE in Saint Gervais Mont Blanc set in over 3600m2 of grounds.

Over three floors the chalet is very well appointed, making full use of natural materials of wood and stone inside and out, with a spacious



DESCRIPTION

EXCLUSIVE TO THE LEGGETT WEBSITE DON'T MISS THE 360° VIRTUAL TOURS AND FLOOR PLAN

This exceptional 4-bedroom chalet FOR SALE in Saint Gervais Mont Blanc is located on the mountain side at 1185m altitude between the bustling town of Saint Gervais les Bains and the slopes in Le Bettex and offers the perfect blend of alpine charm and modern luxury, all set against the breathtaking backdrop of Mont Blanc.

The chalet has been thoughtfully designed with high-quality finishes throughout, combining natural materials with contemporary touches to create a welcoming mountain retreat.

Ground floor -

entrance hallway with storage



Spacious open-plan living and entertaining area of 77m² with 3 sets of large sliding doors and windows that frame uninterrupted views of Mont Blanc and open onto a large terrace to the south and west .

Lounge area with a stylish suspended fireplace and generous seating area making it the ideal space to relax after a day on the slopes,

- fully equipped kitchen with range style oven and a breakfast bar for informal dining

- the formal dining space is located adjacent to the kitchen and is perfect for entertaining with stunning views to the mountains.



Step outside onto the sunny terrace and take in the panoramic alpine views directly onto Mont Blanc at 4810m - the highest point in St Gervais and in the Alps ! Whether enjoying a morning coffee, family lunch or an evening aperitif it is the prefect place to soak up the Alpine vibes. Plenty of ...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A43881ADM74

COMPLETE FILE AND PHOTO ON REQUEST

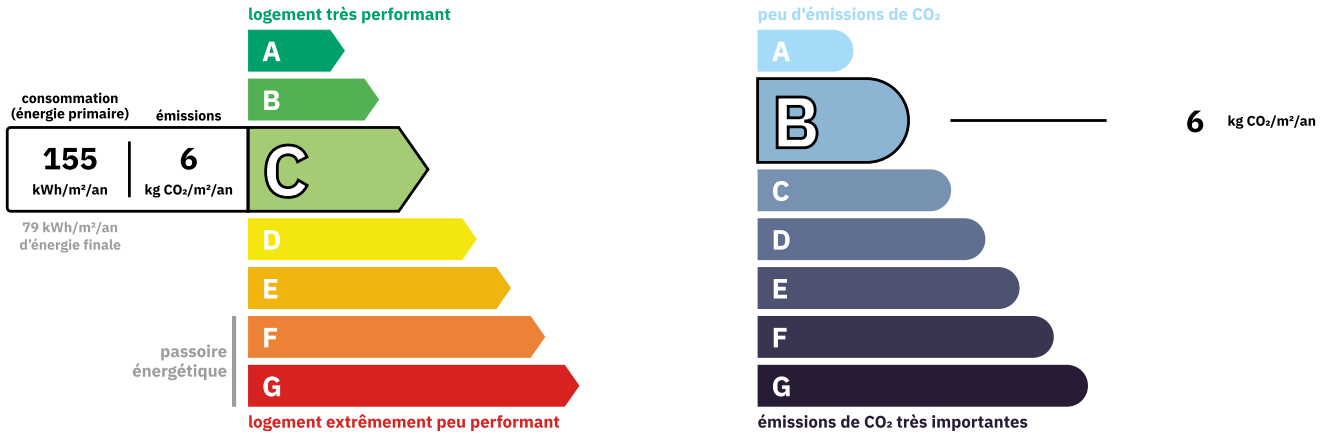
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 2312 € and 3215€ for 2021

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.

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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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FILE COMPLETE AND PHOTOS ON REQUEST

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