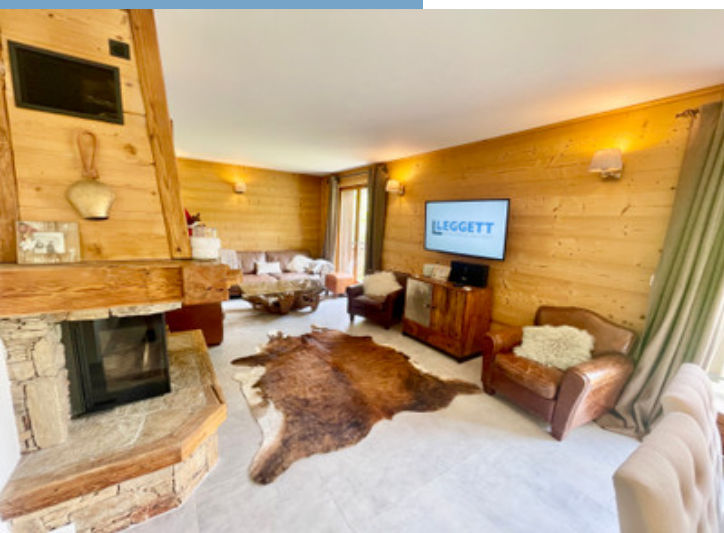




## ST GERVAIS - 5 BEDROOM SKI CHALET FOR SALE WITH A LOVELY GARDEN, EASY ACCESS TO TOWN AND SKI AREA

ST GERVAIS - 5 BEDROOM  
SKI CHALET FOR SALE  
WITH A LOVELY GARDEN,  
EASY ACCESS TO TOWN  
AND SKI AREA ...



| PROPERTY FACT FILE                                                              |                                                                           |
|---------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| REFERENCE                                                                       | A29828ADM74                                                               |
| PRICE                                                                           | € 950,000<br>£ 0*<br><small>*agency fees to be paid by the seller</small> |
| BEDROOM                                                                         | 5                                                                         |
| BATHROOM                                                                        | 3                                                                         |
| ACCOMMODATION                                                                   | 190 m <sup>2</sup>                                                        |
| LAND                                                                            | 1000 m <sup>2</sup>                                                       |
| TOWN                                                                            | Saint-Gervais-les-Bains                                                   |
| DEPARTMENT                                                                      |                                                                           |
| LOCATION                                                                        | Town property                                                             |
| TYPE                                                                            | Maison de Vacances, House,<br>Wooden Chalet                               |
| CONDITION                                                                       | Good condition                                                            |
| FEATURES                                                                        | Mains Drains, Garage, Private<br>parking                                  |
| <small>*Price based on current exchange rate which is subject to change</small> |                                                                           |





- Fully renovated
- Excellent location for skiing and the town
- Sunny location with wonderful views
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SKI CHALET FOR SALE  
WITH A LOVELY GARDEN,  
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Ref : A29828ADM74

This 5 bedroom ski chalet FOR SALE of 190 m2 ( 122m2 habitable) in Saint Gervais offers spacious accommodation in a fully renovated and very well maintained family home. From the chalet and the lovely garden, you can see the mountain refuges on the main route to Mont Blanc the highest point of St Gervais and of the Alps. The outdoor

## DESCRIPTIF

Don't miss the virtual tour copy and paste this link  
<https://andrew-leggett-fr.vr-360-tour.com/e/S4sBij4Xy4I/e>

A spacious 5 bedroom ski chalet FOR SALE in Saint Gervais on 3 floors offers fo 190m2 of space , including 122m2 of habitable space over 1.8m high and it set out as follows.

Living level - accessed by the external staircase , the front door opens onto a large entrance and hallway with double cupboards with plenty of storage space

- the bright and airy , open plan living room of 30m2 features a modern fireplace ,
- a generous lounge area with double doors leading to the balcony
- dining area with double doors giving direct access to the balcony and covered terrace
- underfloor heating with remote internet control
- large, fully equipped, modern kitchen of 11.8m2 with quality NEFF appliances and granite worktops. Very bright with windows on 3 sides including a gazed door giving access the covered terrace and the garden Great views of the mountains
- bathroom with bath, walking shower and double vanity unit
- separate WC

oak staircase to first floor

- bedroom 1 - main bedroom of 13m2 with balcony and storage attic of additional 5m2
- bedroom 2 double bedroom of 12.7m2 with balcony and storage attic of additional 5m2
- bedroom 3 - double bedroom of 11.6m2 with velux style roof window
- bedroom 4 - double bedroom of 11.82m2 with Velux style roof window
- shower rooms with shower, vanity unit and WC

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A29828ADM74>

COMPLETE FILE AND PHOTO ON REQUEST



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

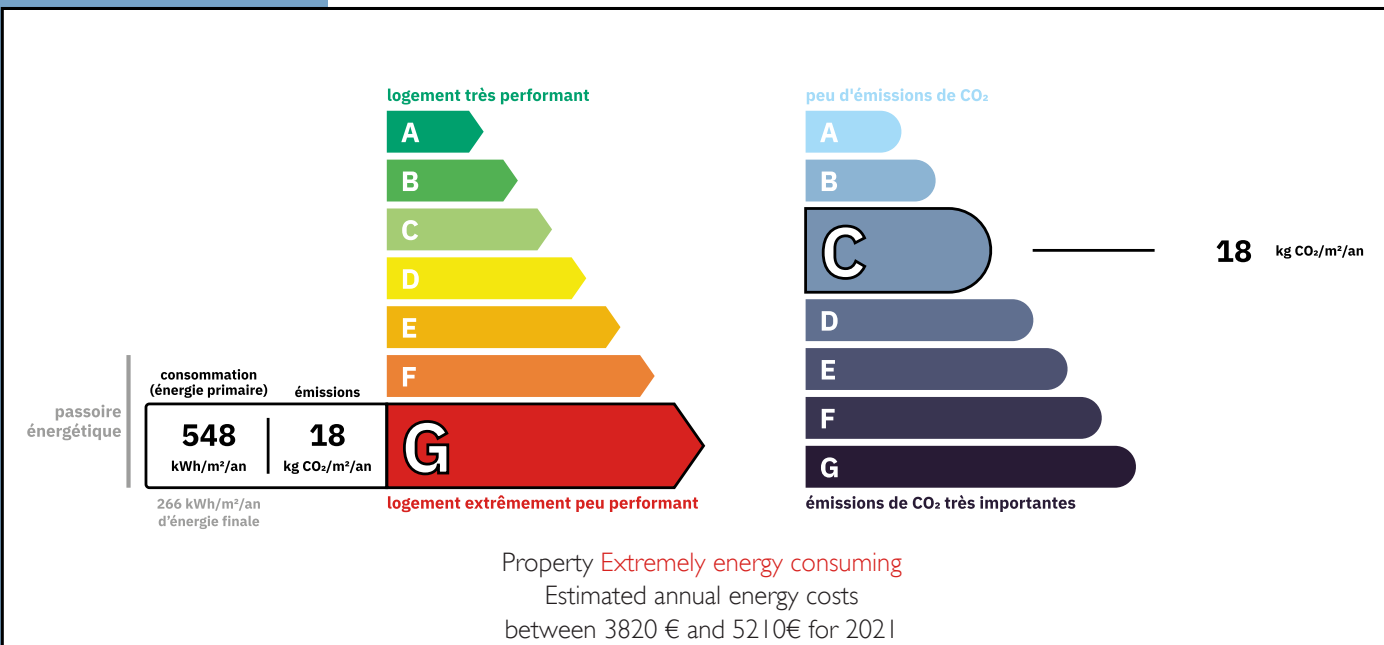
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ST GERVAIS - 5 BEDROOM SKI  
CHALET FOR SALE WITH A  
LOVELY GARDEN, EASY  
ACCESS TO TOWN AND SKI  
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Ref : A29828ADM74

## ENERGIE-DPE

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



## NOTICE

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1: Quoted prices are subject to fluctuations in exchange rates. 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

Réf : A29828ADM74  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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