



5 BEDROOM, LUXURY, SKI CHALET UNDER  
OFFER IN SAINT GERVAIS LES BAINS , GREAT  
VIEWS TO MONT BLANC

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CHALET UNDER OFFER IN  
SAINT GERVAIS LES BAINS ,  
GREAT VIEWS TO MONT  
BLANC ...



| PROPERTY FACT FILE                                                              |                                                                             |
|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| REFERENCE                                                                       | A41248ADM74                                                                 |
| PRICE                                                                           | € 1,595,000<br>£ 0*<br><small>*agency fees to be paid by the seller</small> |
| BEDROOM                                                                         | 5                                                                           |
| BATHROOM                                                                        | 4                                                                           |
| ACCOMMODATION                                                                   | 230 m²                                                                      |
| LAND                                                                            | 800 m²                                                                      |
| TOWN                                                                            | Saint-Gervais-les-Bains                                                     |
| DEPARTMENT                                                                      |                                                                             |
| LOCATION                                                                        | Town property                                                               |
| TYPE                                                                            | Maison de Vacances, House,<br>Wooden Chalet                                 |
| CONDITION                                                                       |                                                                             |
| FEATURES                                                                        | Mains Drains, Garage, Private<br>parking                                    |
| <small>*Price based on current exchange rate which is subject to change</small> |                                                                             |



- 5 bed 4 bath / shower , 3 level chalet
- Easy to maintain flat garden
- Terrace & balcony and stunning views of Mont Blanc
- Very well insulated eco-house with heat pump .
- Garage , ski room , space for hot tub and sauna

5 BEDROOM, LUXURY,  
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Ref : A4I248ADM74

Luxury 5-Bedroom Ski Chalet UNDER OFFRE in Saint Gervais - direct view to Mont Blanc

This stunning contemporary ski chalet completed in 2023 offers the perfect blend of modern comfort and alpine charm. The property sits

## DESCRIPTION

Exceptional, recently built 5-Bedroom Ski Chalet UNDER OFFRE in Saint Gervais les Bains with Mont Blanc views.

Set looking at the breathtaking Mont Blanc, this newly built five-bedroom, four-bathroom chalet offers modern alpine design luxury in a classic style. the chalet sits on its own 800m2 plot in prestigious Saint-Gervais-les-Bains, one of the French Alps' most popular and charming, year round destinations.

Designed with both luxury living and year-round comfort in mind, this chalet is the perfect sanctuary for those seeking tranquillity, space, and spectacular views — just 5 mins drive ( 2.9km) from ski lifts, the cafes shops and restaurants in the historic centre now with a free lift to the thermal spa for which Saint-Gervais les Bains is renowned.

Property Highlights

Garden level :

Main entrance leading to

Living Space: of 74m<sup>2</sup> Generous interiors combining natural stone, old wood, and plenty of windows for maximum light and views, a balance of warmth and contemporary sophistication.

Open-Plan Living room , A striking main open plan living area creating an inviting atmosphere.

Fully equipped kitchen with pantry — ideal for both family dining and entertaining guests.

Dining area with direct access to the balcony and garden

Spacious lounge with a suspended fireplace and direct access to the garden with large south facing terrace, and outdoor dining area, offering uninterrupted views of Mont Blanc

First floor

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A4I248ADM74>

COMPLETE FILE AND PHOTO ON REQUEST



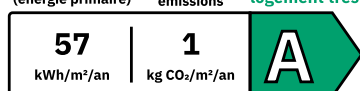
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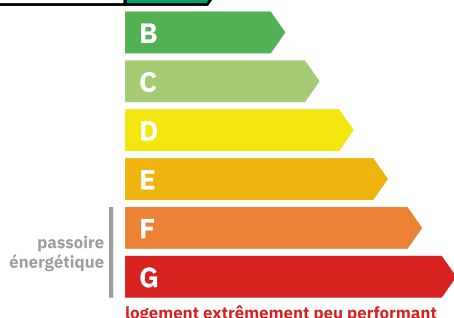
## ENERGIE-DPE

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

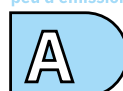
consommation (énergie primaire) émissions logement très performant



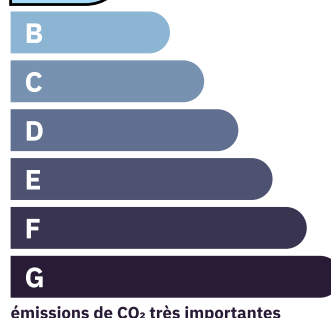
25 kWh/m²/an  
d'énergie finale



peu d'émissions de CO<sub>2</sub>



**1** kg CO<sub>2</sub>/m²/an



émissions de CO<sub>2</sub> très importantes

Property **Very efficient**  
Estimated annual energy costs  
between 840 € and 1190€ for 2023

## NOTICE

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

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.

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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

Réf : A4I248ADM74  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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