



## SPACIOUS ALPINE PROPERTY FOR SALE IN SAINT GERVAIS MONT BLANC. UNDER AN HOUR TO GENEVA



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SAINT GERVAIS MONT  
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## PROPERTY FACT FILE

REFERENCE	A20766ADM74
PRICE	€ 990,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	10
BATHROOM	6
ACCOMMODATION	328 m <sup>2</sup>
LAND	927 m <sup>2</sup>
TOWN	Saint-Gervais-les-Bains
DEPARTMENT	
LOCATION	Town property
TYPE	Maison, Family Home
CONDITION	Good condition
FEATURES	Mains Drains, Private parking, High speed internet

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







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This spacious house FOR SALE in Saint Gervais over three floors comprises 328m2 of total floor space

Main House of 241m2 ( 188m2 of 'habitable space' ) with spacious living areas, 6 bedrooms and 4 bath/shower rooms

## DESCRIPTIF

Ski Property FOR SALE in Saint Gervais

This flexible ski property offers the following accommodation

family house over 3 floors with spacious living area with open plan lounge, kitchen , dining area , with a mezzanine area with lounge / TV room and office area . 6 bedrooms. 4 bath/shower rooms , Sauna, ski room, utility room garden , parking

### Ground Floor

apartment 1 of 46 m2 with own independent entrance , main living area with kitchen , 2 bedrooms , shower room and WC

apartment 2 of 40m2 with own independent entrance , main living room with fitted kitchen , main bedroom , 2nd room with bunkbed, shower room and WC

There is a small garden and parking space for each apartment and they can be rented as short or long term lets.

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A20766ADM74>

COMPLETE FILE AND PHOTO ON REQUEST



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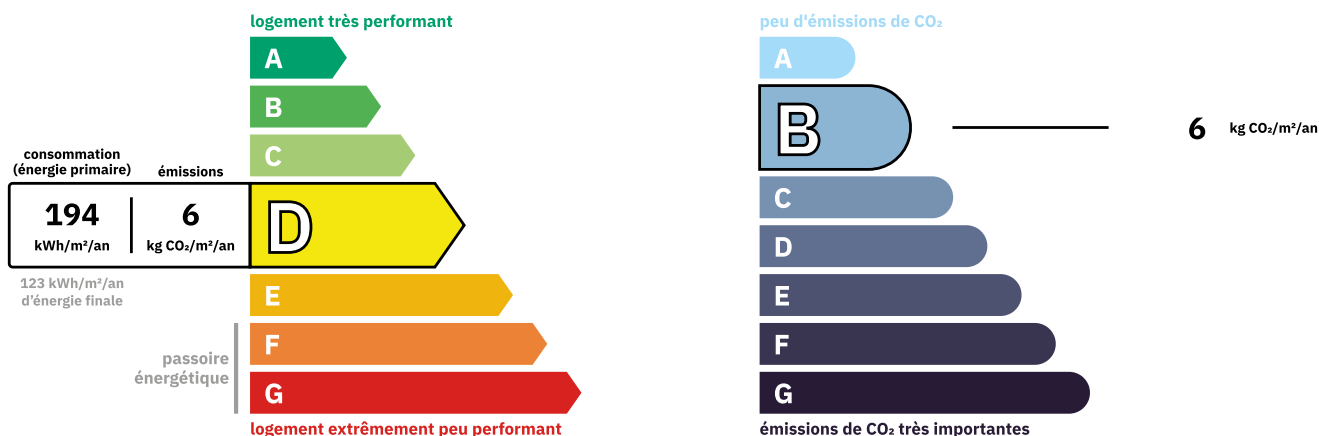
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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
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Property **Poorly efficient**  
Estimated annual energy costs  
between 2610 € and 3580€ for 2021

## 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

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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