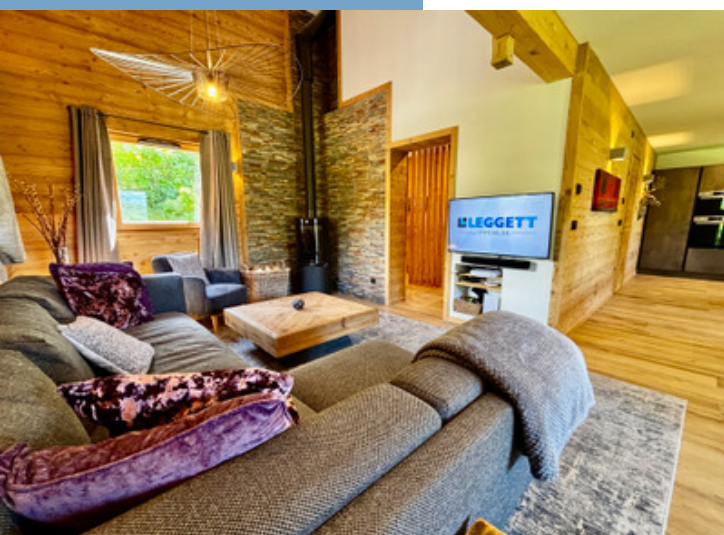




STUNNING 5/6 BEDROOM SKI CHALET UNDER  
OFFER SAINT GERVAIS LES BAINS, GREAT  
TERRACE, GREAT MONT BLANC VIEWS



STUNNING 5/6 BEDROOM  
SKI CHALET UNDER OFFER  
SAINT GERVAIS LES BAINS,  
GREAT TERRACE, GREAT  
MONT BLAN...



PROPERTY FACT FILE	
REFERENCE	A37531ADM74
PRICE	€ 1,100,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	194 m <sup>2</sup>
LAND	1600 m <sup>2</sup>
TOWN	Saint-Gervais-les-Bains
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	
FEATURES	Mains Drains, Garage, Private parking
*Price based on current exchange rate which is subject to change	





- Fully renovated ski chalet
- Easy access to ski lift
- Quiet location , stunning views
- 5/6 bedrooms 3 bathrooms
- Ski room, gym

STUNNING 5/6 BEDROOM  
SKI CHALET UNDER  
OFFER SAINT GERVAIS LES  
BAINS, GREAT TERRACE,  
GREAT MONT BLAN...

Ref : A37531ADM74

360° tours and floor plans exclusive to LEGGETT website  
This 5/6-bedroom chalet UNDER OFFER in Saint-Gervais Mont-Blanc provides a lovely family home, with generous living and entertaining areas and 5 bedrooms, 2 of which are en suite, plus a family bathroom, a games/fitness room, and a TV room for the kids that can

## DESCRIPTION

Don't miss the 360° virtual tours and 3D plans - exclusive to the Leggett website!

### SOLE AGENT

5/6 bedroom ski chalet UNDER OFFER in Saint-Gervais-les-Bains. This fully renovated chalet, set over 3 floors, offers spacious accommodation for up to 12 people and provides stunning views of Mont Blanc and the Aravis range.

Garden level - Entrance hallway of 2.5m<sup>2</sup> opening to large open-plan living space of 45m<sup>2</sup> with:

- double height lounge with wood burning stove
- light and airy dining area with great views to the town and to Mont Blanc, direct balcony access.<sup>2</sup>
- fully equipped open plan kitchen with breakfast bar
- bedroom 4 - double bedroom suite of 11m<sup>2</sup> with built-in storage and walk-in shower and WC

### Ground floor

- hallway of 9.77m<sup>2</sup> giving access to all rooms and with a staircase leading to upper floors
- bedroom 1 - a generous principal suite of 27m<sup>2</sup> with large bedroom with double doors leading to a private terrace with great views across the meadows to the mountains beyond. Large built in wardrobe , ensuite bathroom bath, shower over, vanity unit and WC
- bedroom 2 - double bedroom 9.32m<sup>2</sup> with large built-in wardrobe
- bedroom 3 - double bedroom 8.83m<sup>2</sup> with built in wardrobe and a Mont Blanc view !
- family bathroom 4.57m<sup>2</sup> with bath, shower over, vanity unit and WC
- garage of 24m<sup>2</sup> , with ski storage and boot dryers.. Can be used as games and fitness room.
- utility room 11.73m<sup>2</sup>

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37531ADM74>

COMPLETE FILE AND PHOTO ON REQUEST



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

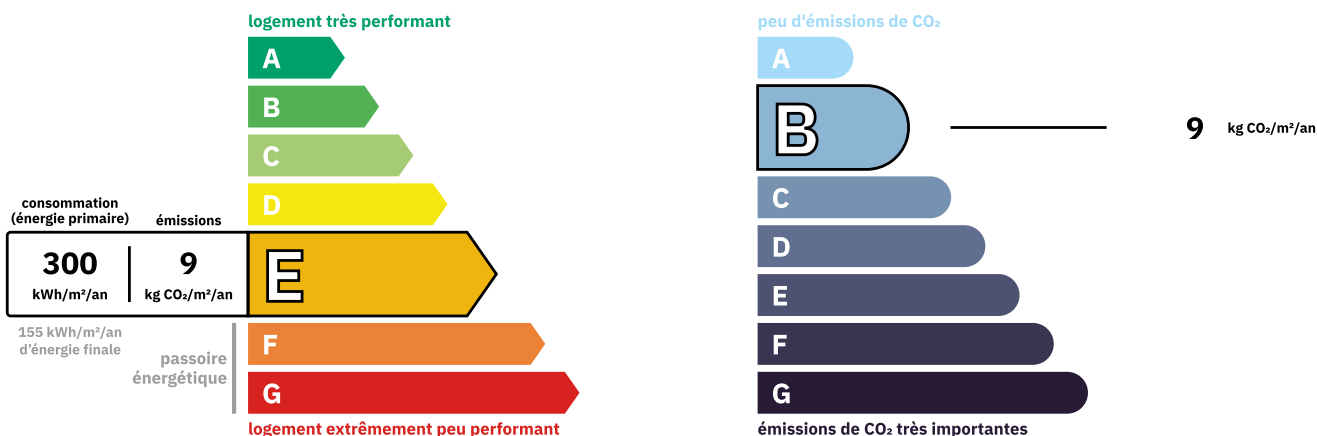
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STUNNING 5/6 BEDROOM SK  
CHALET UNDER OFFER SAINT  
GERVAIS LES BAINS, GREAT  
TERRACE, GREAT MONT  
BLAN...

Ref : A3753IADM74

## ENERGIE-DPE

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



Property **Energy consuming**  
Estimated annual energy costs  
between 3060 € and 4190€ 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.

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 : A3753IADM74  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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