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## Luxury 4 bed ski Chalet for sale near to Saint-Gervais-les-Bains

Saint-Gervais-les-Bains , Haute-Savoie , Auvergne-Rhône-Alpes



# €2,200,000

inc. of agency fees

4 Beds   1 Baths   211 sqm   0.09 ha

4 bedroom ski chalet for sale in Saint-Gervais-les-Bains in Haute-Savoie in the French Alps. Contact us for details and plans, or to arrange a visit to this ski property.

### At a Glance

<b>Reference</b>	MFH-ALPM5405368	<b>Near to</b>	Saint-Gervais-les-Bains	<b>Price</b>	€2,200,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	211 sqm
<b>Land</b>	0.09 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In the heart of a sought-after residential area, close to the village centre and sports facilities of Saint-Gervais Mont-Blanc, an estate of three charming properties on flat land with panoramic views of the Dômes de Miage and Mont-Joly. The chalets are designed by architects and builders based in the Alps, in the pure tradition of Savoyard chalets: noble materials such as larch and oak will be used to create these exceptional chalets,

combining aesthetics, ingenuity and refinement. This construction project will be built using the best raw materials grown in the forests of the Alps, with quality workmanship and sustainable construction. Discover this chalet with 66 sqm of living space on one level, facing south and giving access to a large private garden with uninterrupted views. Nestling under the magnificent exposed roof frame are 3 en-suite bedrooms, a dormitory and a room that can be converted to suit your needs, giving a total floor area of around 211 sqm. Interior conversion and Modifying work Purchasers possible. Reduced notary fees and possibility of VAT recovery as part of the para-hotel service. Non-contractual photos.

## LAYOUT

### LEVEL 0

- Entrance hall with cupboards
- Double lounge
- Dining room
- Fitted kitchen
- Storeroom/laundry room
- Guest toilet
- Two utility rooms

### LEVEL 1

- Clearance on landing
- A master suite
- Two en-suite bedrooms over 16 sqm in size
- A dormitory
- Additional room for conversion (bedroom, TV lounge, games room, etc.)

### ANNEXES

- Large ground-level terrace with jacuzzi (optional)
- Ground-level garage with ski room

## Summary

Property type:	Chalet
Bedrooms:	4
Bathrooms	1
Price	€2,200,000

## Key Information

Year Built:	2024
Internal Area:	211 sqm
Land Area:	0.09 ha
Number of Fireplaces:	1
Has an Office / Study?	Yes
Has a Terrace?	Yes

## Location: Auvergne-Rhône-Alpes



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