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

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



# €629,900

inc. of agency fees

3 Beds   1 Baths   110 sqm   0.02 ha

3 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-ALPM5128225	<b>Near to</b>	Saint-Gervais-les-Bains	<b>Price</b>	€629,900
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	110 sqm
<b>Land</b>	0.02 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In a project of three new chalets, semi-detached chalet of 4 rooms with a total surface of 117 sq-m for 99 sq-m of living space built on two levels, and private plot of 170 sq-m. In a privileged environment, facing the Mont-Blanc, located on the heights of Saint-Gervais-Mont-Blanc, on the Bettex hill, and less than one kilometer from the Mont-Rosset chairlift, this program fits perfectly into the mountain environment of the

village, while combining comfort and quality equipment.

This half chalet is the ideal location for families or ski lovers. It is composed of a living room open on a fully equipped kitchen, giving access to a beautiful terrace, and three spacious bedrooms. You will appreciate the beautiful volumes of this property, as well as its exteriors, offering an exceptional view on the surrounding mountains.

## LAYOUT

### LEVEL 0

- An entrance
- A guest toilet and a laundry room
- A living/dining room giving access to a wooden terrace exposed South-East
- Kitchen area (not included in the price)
- Direct access to the garage

### LEVEL 1

- Landing leading to two double bedrooms, one with its own shower room
- Master bedroom with dressing area, separate toilet, bathroom with corner bath and double sink
- Balcony of about 5 sq-m.

### ANNEXES

- Two private outdoor parking spaces.

The delivery of the program is planned for the first half of 2024.

Recovery of the VAT and reduction of the notary fees.

## Summary

Property type:	Chalet
Bedrooms:	3
Bathrooms	1
Price	€629,900

## Key Information

Internal Area:	110 sqm
Land Area:	0.02 ha
Number of Fireplaces:	1
Has a Terrace?	Yes

## Location: Auvergne-Rhône-Alpes



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