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

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



# €929,900

inc. of agency fees

4 Beds      172 sqm      0.03 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-ALPM332603	<b>Near to</b>	Saint-Gervais-les-Bains	<b>Price</b>	€929,900
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	172 sqm
<b>Land</b>	0.03 ha			<b>Land Tax</b>	N/A

### Property Description

In a development of three new chalets, 5-room chalet with a total surface area of 178 m<sup>2</sup> built over two levels, and private plot of 330 m<sup>2</sup>, sold unfinished.

Set in a privileged location facing Mont Blanc, on the slopes above Saint-Gervais-Mont-Blanc, on the Bettex hill, and less than a kilometre from the Mont-Rosset chairlift, this development blends perfectly into the

village's mountain environment, combining comfort and quality amenities.

The property can be purchased finished and comprises: four bedrooms, one of which is en-suite with access to a 5 m<sup>2</sup> balcony, a living room opening onto the kitchen with access to the south-east-facing 13.50 m<sup>2</sup> wooden terrace, allowing you to take full advantage of the panoramic views. Cellar and garage.

Available in 2024 - VAT refund and reduced notary fees.

## Summary

Property type:	Chalet
Bedrooms:	4
Price	€929,900

## Key Information

Year Built:	2024
Internal Area:	172 sqm
Land Area:	0.03 ha

## Location: Auvergne-Rhône-Alpes



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## Contact us on:

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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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