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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

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

Property Description

Ideally located in the heart of a highly sought-after residential area, just a stone's throw from the village centre and the sports facilities of Saint-Gervais Mont-Blanc, this confidential estate of three charming properties invites you to discover an authentic art of living, set against an exceptional panorama of the Dômes de Miage and Mont-Joly. Set on flat land, these luxury chalets have been designed by renowned Alpine architects and builders in the purest Savoyard tradition. Each chalet combines the elegance of noble materials - such as larch and oak - with refined, timeless architecture to create homes that are as warm as they are durable. The quality of the craftsmanship used in this project is based on the use of carefully selected raw materials from Alpine forests, processed using time-honoured know-how to ensure a durable, environmentally-friendly construction. A unique chalet with customisable finishes This exceptional chalet has a floor area of around 211 m², including 66 m² of living space on one level, bathed in natural light thanks to its south-facing aspect, and opening onto a vast private garden with uninterrupted views of the peaks. Under a spectacular exposed roof frame, you'll find three suites, a dormitory and a space that can be adapted to suit your needs (gym, office, home cinema, etc.). The interior fittings can be fully customised thanks to the TMA (Travaux Modificatifs Acquéreur) scheme, allowing you to create a living space that reflects your personal style. You'll also benefit from reduced notary fees and the possibility of reclaiming VAT if you rent the property furnished with hotel services.

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

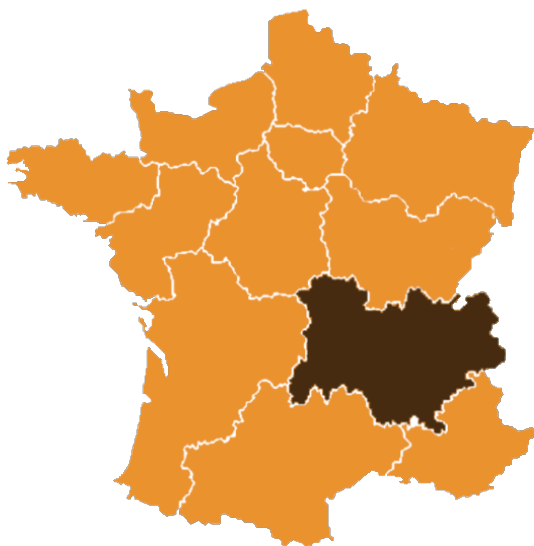
Summary

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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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

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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 cooling off period has expired. It takes an average of three months to buy a property in France.

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S. and L. BROWN



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