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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**



# €788,000

**inc. of agency fees**

**4 Beds      173 sqm      0.08 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-ALPM5545132	<b>Near to</b>	Saint-Gervais-les-Bains	<b>Price</b>	€788,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	173 sqm
<b>Land</b>	0.08 ha			<b>Land Tax</b>	N/A

### Property Description

Located on the Bettex hillside in Saint-Gervais-les-Bains, this chalet project represents a rare opportunity to create a tailor-made living space in an exceptional setting, with a commanding view over the village and the Mont Blanc range.

With a floor area of around 173 m<sup>2</sup> on three levels and built on a plot of 827 m<sup>2</sup>, the chalet has already been the subject of major works: the land is fully serviced, the riprap has been laid to ensure the stability of the natural slope, and the masonry shell has been completed (reinforced concrete up to the wall supporting the roof structure). All that's left for the purchaser to do is finalise the construction: roofing, waterproofing, finishing work and interior finishing. The project includes four bedrooms, providing comfortable accommodation for families and guests. A carport parking space completes the property.

Planning permission has been granted and all appeals have been exhausted - file available on request.

Acquisition of the chalet with reduced notary fees, with the possibility of recovering VAT as a para-hotel.

Selling price: €788,000 including €37,524 in fees payable by the buyer.

Summary

Property type:	Chalet
Bedrooms:	4
Price	€788,000

Key Information

Year Built:	2025
Internal Area:	173 sqm
Land Area:	0.08 ha
Has a Terrace?	Yes

Location: Auvergne-Rhône-Alpes



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## Contact us on:

0845 123 5885 (UK only local rate ) / +44 (0) 113 216 4066,

or email us at [bonjour@my-french-house.com](mailto:bonjour@my-french-house.com).

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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 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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