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

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



€1,695,000

inc. of agency fees

4 Beds 2 Baths 210 sqm 0.11 ha

4 bedroom ski house 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-ALPM5584967	Near to	Saint-Gervais-les-Bains	Price	€1,695,000
Bed	4	Bath	2	Hab.Space	210 sqm
Land	0.11 ha	Pool	No	Land Tax	N/A

Property Description

In the heart of a preserved mountain environment, just 80 meters from the slopes of the Saint-Gervais Mont-Blanc ski area, this former alpine farmhouse will be completely renovated in keeping with traditional Savoyard architecture. Situated at an altitude of 1,300 meters, it enjoys an exceptionally quiet location, yet remains accessible all year round. The chalet, with approx. 185 sq-m of living space, will offer superb volumes, through-brightness and panoramic views of the surrounding mountains. The project calls for top-quality renovation, with tailor-made features to suit the purchaser's taste: four bedrooms including a master suite, a mountain corner, two bathrooms, two WCs, a vast living room with open kitchen, a large dressing room, a ski-room and a magnificent 35 sq-m covered summer kitchen with a breathtaking view of the Aravis mountains. The structure in old burnt wood, the tavaillon roof, the noble materials and the customizable finishes give this property a unique identity and authentic charm. Modern comfort guaranteed: heat pump heating with underfloor heating, double-glazing, fully-equipped kitchen, predisposition for a fireplace, treated spring water and connection to the electricity grid (a real asset for this type of high-altitude property). Summer and winter alike, access is by 4x4, Ski-Doo or on foot in just a few minutes from the Mont-Rosset ski lifts. The setting is entirely natural, with a plot of around 1,150 m² bordered by two hectares of undeveloped land, guaranteeing absolute peace and quiet. Less than 150 meters away, a year-round high-altitude restaurant completes the experience.

Sold VEFA with reduced notary fees. VAT reclaim possible depending on buyer profile.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€1,695,000

Key Information

Internal Area:	210 sqm
Land Area:	0.11 ha
Has a Terrace?	Yes

Location: Auvergne-Rhône-Alpes



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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C. BAUER – Sunday Times

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S. and L. BROWN



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