

BARNES SAINT-GERVAIS - 100M² COSY CHALET - PEACEFUL NEIGHBORHOOD



SELLING PRICE : 785 000 €

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EXCLUSIVE RIGHTS

96 ROUTE EDMOND DE ROTHSCHILD, 74120
MEGÈVE
MEGÈVE (74120)



PHONE : 04 50 21 21 00
MEGEVE@BARNES-INTERNATIONAL.COM

DESCRIPTION

Heading out of Saint-Gervais towards Les Contamines, discover this delightful three-bedroom chalet, partially renovated in 2013, set in 693 m2 of land. Spread over three levels, the garden level offers a section that could be independent, comprising a spacious bedroom (18m2) with French windows opening onto part of the garden, a large travertine bathroom, as well as a space that could be used as a small lounge or library and a fully-equipped laundry area (water heater, electric meter, machine connections).

A miller's staircase leads to the ground floor, where a tiled entrance hall gives access to a living room of over 30m2 with kitchen, dining room and lounge featuring a wood-burning stove. This comfortable room opens directly onto a wooden terrace. A quality travertine shower room completes this floor.

Another wooden staircase leads to the top floor, where two under-roof bedrooms have been created. One, around 20m2, has a small balcony with views of Mont Blanc, while the second, around 17m2, has parquet flooring.

Nestled behind two houses on a largely flat plot, the house enjoys an intimate atmosphere, with the charming proximity of the river below, and no noise pollution. A garage with space for a car or a workshop, plus a cellar in the basement, complete the property's facilities.

The house is heated by electricity and a wood-burning stove. The wooden windows are double-glazed, and the roof is slate. This chalet will charm you with its warm atmosphere and mountain setting. Come and see for yourself!

For further information, please contact Barnes Saint-Gervais on +33 4 50 18 14 50.

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

CARACTÉRISTIQUES

Type of property : House / Villa / Chalet	Fees : -	Surface : 125 m ²
Land area (m2) : -	Bedrooms : 3	Annual charges : -
Balcony Surface : -	Elevator : No	Swimming pool : No
Number of lots : -	* Fees chargeable : Seller	Terms tenant loads : -
Price of the discounted value : -	Monthly rent : -	

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NON-CONTRACTUAL INFORMATION

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