

RENOVATED FARM - BARNES SAINT-GERVAIS

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SELLING PRICE : 895 000 €

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



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

## DESCRIPTION

In Saint-Gervais les Bains, nestled at 975 meters above sea level, awaits this renovated farmhouse boasting breathtaking views of the Mont Blanc massif.

Conveniently located near a ski bus stop, offering access to mountain activities year-round, this property features a spacious living room adorned with a wood-burning stove and exposed beams, along with four bedrooms, a storeroom, a utility room, two bathrooms (one requiring completion), and two toilets.

Additionally, there's the opportunity to purchase a 60 m<sup>2</sup> T3 apartment for refurbishment, serving either as a secondary residence or to expand the current property.

Completing the property are private parking facilities and a terrace adorned with greenery.

No proceedings in progress.

Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

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

## CARACTÉRISTIQUES

Type of property : House / Villa	Fees : -	Surface : 175 m <sup>2</sup>
Land area (m <sup>2</sup> ) : 421 m <sup>2</sup>	Bedrooms : 4	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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