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Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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# Appt. Tennis

**Saint Gervais les Bains, St Gervais, Mont Blanc**

**511 000 €uros**



## Contact

Contact **Jean-Christophe Skiera** about this property.

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# Key Features

<b>Price</b>	511 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	14/08/2015
<b>Area</b>	Mont Blanc
<b>Location</b>	St Gervais
<b>Village</b>	Saint Gervais les Bains
<b>Bedrooms</b>	3
<b>Bathrooms</b>	3
<b>Floor area</b>	117 m <sup>2</sup>
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Open fire
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.2 km
<b>Nearest shops</b>	550 m
<b>Garden</b>	Yes
<b>Garage</b>	Double
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1551.00 Euros
<b>Number of lots</b>	TBC
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	F (391)
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

A 3 bedroom duplex a few minutes' walk from the centre of St Gervais. This top floor apartment is set in a recently built chalet, with just 2 other smaller apartments below it.

Being opposite the sports centre, it benefits from immediate access to tennis courts, mini golf, outdoor swimming pool and fields. It looks out onto the Mont Joly ski area and enjoys a good sunny exposition as well as being a short stroll into the centre of the village.

It comprises:

First floor

Entrance with cupboards.

Living room with old wood fireplace and a ceiling open to the eaves.

Dining room with large patio windows around 2 sides to allow the most of the views.

Fully fitted kitchen with breakfast bar.

Two good size bedrooms with built-in cupboards and balcony access.

One bathroom with shower, WC, sink.

One bathroom with bath, double vanity.

Separate WC.

This level has access to the large wrap around balcony/terrace sufficiently large to accommodate outdoor dining.

The upper floor has a mezzanine overlooking the lounge.

A further 3rd bedroom with trapeze windows.

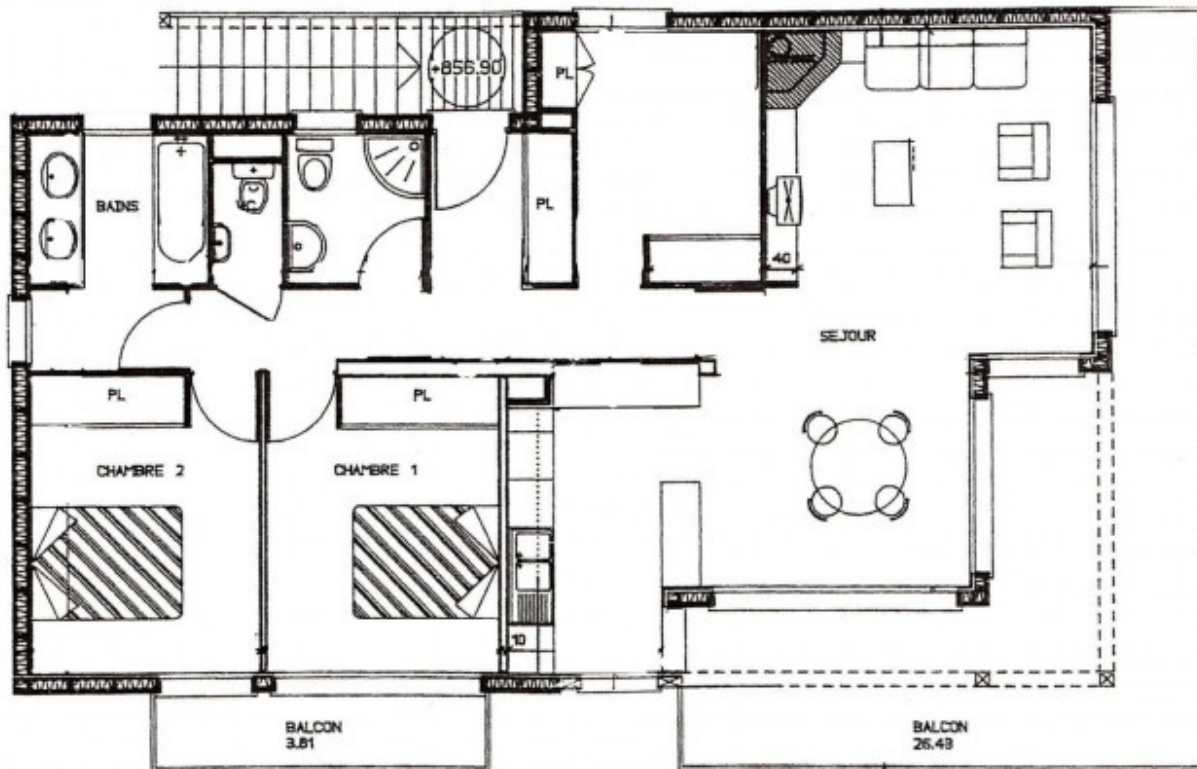
Spacious bathroom with shower, double sink vanity and WC.

The property has a private closed double garage and use of the communal technical/cave area. There is also access from the back of the chalet to 2 parking spaces which are on the same level as the entrance of the duplex.

There is a private garden for the 3 apartments to share.

Being such a small co-property, there are no significant syndicate charges for management, maintenance or upkeep. The building was built in 2003 and as such still benefits from its 10 year guarantee.

The property is covered by the copropriété rules.



# Etage

