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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

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Key Features

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

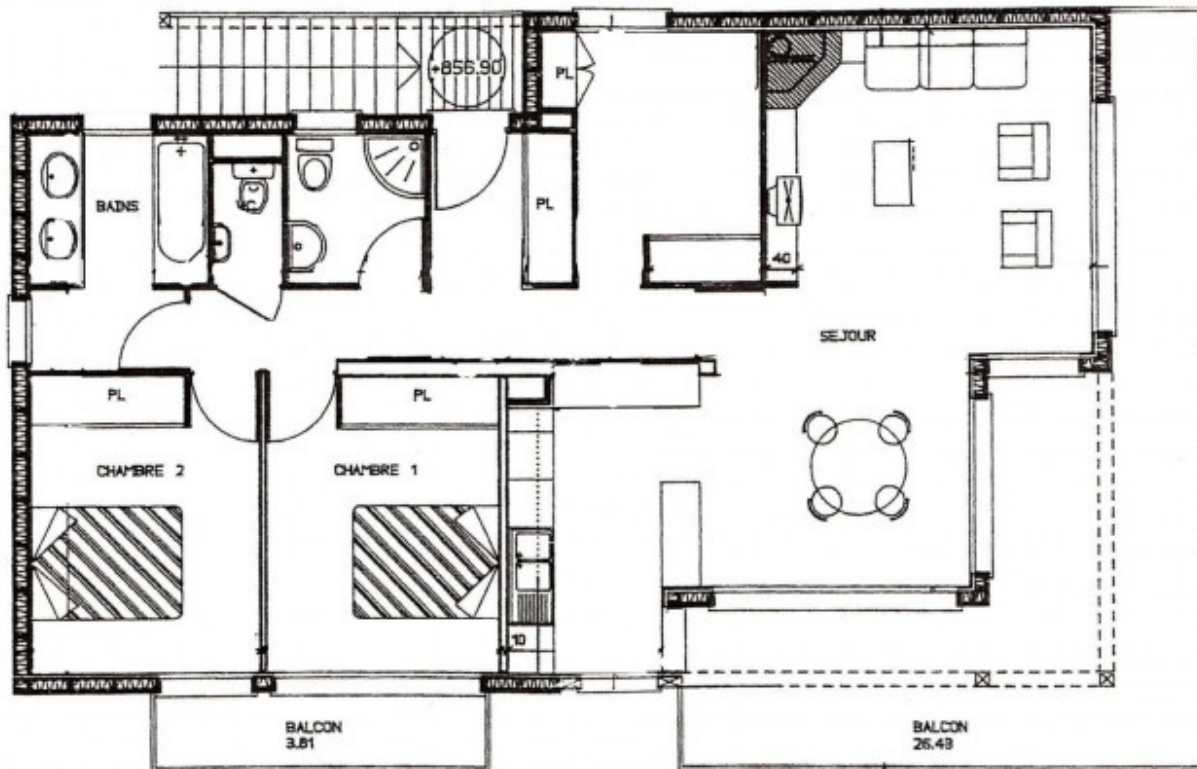
Spacious bathroom with shower, double sink vanity and WC.

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

