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# Chalet Chouette

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

**595 000 Euros**



## Contact

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# Key Features

|                                 |                           |
|---------------------------------|---------------------------|
| <b>Price</b>                    | 595 000 Euros             |
| <b>Status</b>                   | SOLD                      |
| <b>Last updated</b>             | 01/04/2015                |
| <b>Area</b>                     | Mont Blanc                |
| <b>Location</b>                 | St Gervais                |
| <b>Village</b>                  | Saint Gervais les Bains   |
| <b>Bedrooms</b>                 | 4                         |
| <b>Bathrooms</b>                | 2                         |
| <b>Floor area</b>               | 120 m <sup>2</sup>        |
| <b>Land area</b>                | 995 m <sup>2</sup>        |
| <b>Detached</b>                 | Yes                       |
| <b>Heating</b>                  | Oil fired central heating |
| <b>Chimney</b>                  | Open fire                 |
| <b>Ski access</b>               | Ski bus                   |
| <b>Nearest skiing</b>           | 2 km                      |
| <b>Nearest shops</b>            | 3 km                      |
| <b>Garden</b>                   | Yes                       |
| <b>Drainage</b>                 | Septic tank               |
| <b>Taxe foncière</b>            | 1022.00 Euros             |
| <b>Energy efficiency rating</b> | F (391)                   |
| <b>CO2 emissions</b>            | TBC                       |
| <b>Agency fees</b>              | Paid by the seller        |

## Property Description

A 4 bedroom property with stunning views over to Mont Blanc. Chalet Chouette is traditional "madrier" chalet which faces the Mont Blanc and Domes de Miages ranges. It is set in a quiet area, surrounded by trees and elevated above the valley floor.

This chalet comprises the following:

Upper floor:

Entrance hall with storage

WC

Open- planned living space around a huge open fire. Large patio windows give access to the garden and the balcony from which to enjoy the scenery.

Fully fitted kitchen.

Bedroom with ensuite shower room, sink and WC. Access to the balcony.

Lower floor:

3 further good sized bedrooms, one of which has a sink.

Family shower room with sink, WC and shower.

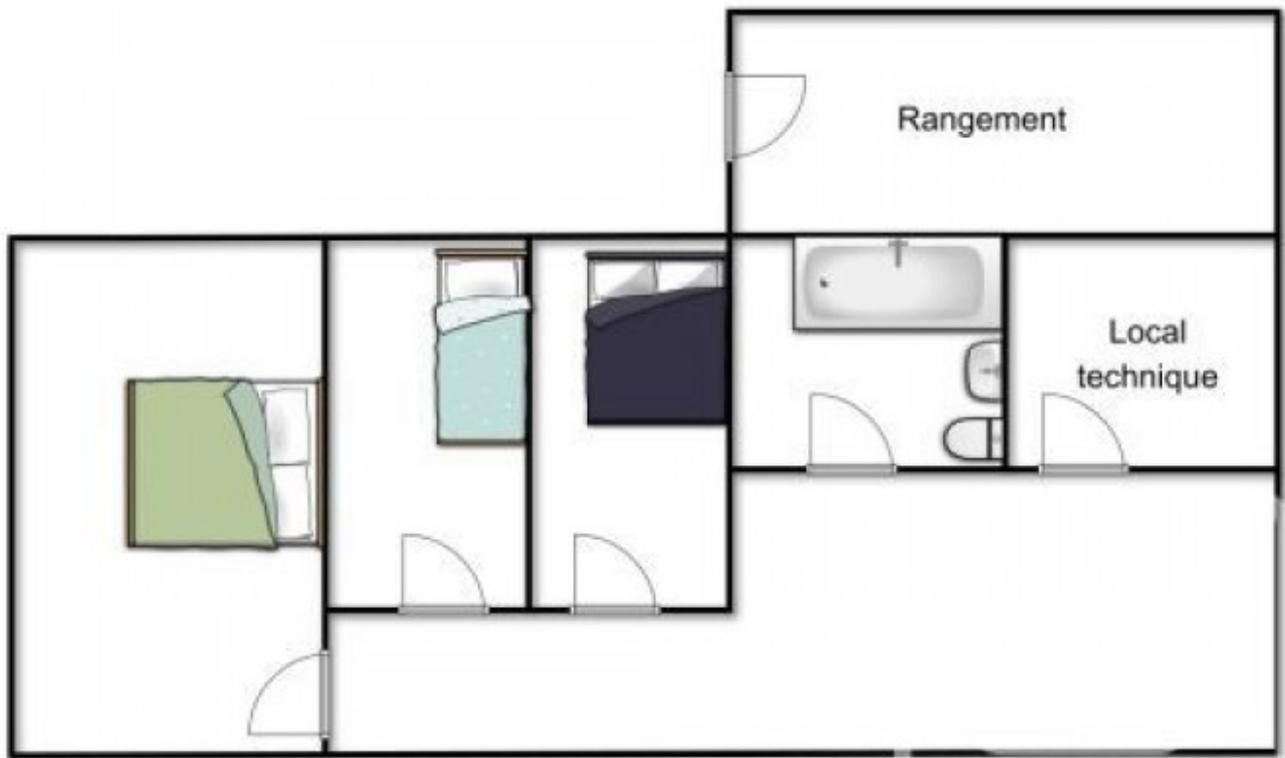
Technical room.

There is a charming mazot with balcony which offers additional storage, or can serve as a great place for children to play or even as additional sleeping capacity for guests.

Further to this, there is a ski locker/cave and parking space outside the chalet.



Rez de Jardin



Rez de Chaussée













