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# Chalet Amica

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

**520 000 €uros**



## Contact

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

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# Key Features

<b>Price</b>	520 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	16/06/2016
<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 m²
<b>Land area</b>	966 m²
<b>Detached</b>	Yes
<b>Heating</b>	Oil fired central heating
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	800 m
<b>Nearest shops</b>	400 m
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Septic tank
<b>Taxe foncière</b>	733.00 Euros
<b>Energy efficiency rating</b>	E (280)
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

A traditional 4 bedroom property with large garden in the centre of St Gervais. Chalet Amica is located just near the ski lifts and a short stroll into town. It is slightly elevated so has views towards the village and mountains all around. The sizeable garden offers a sunny exposition and includes a mazot.

The chalet is comprised as follows:

Upper Floor

Entrance.

Lounge with access to the balcony and terrace area for dining. Log burning stove.

Kitchen.

Dining room.

Bedroom 4.

Bathroom with bath and sink.

Separate WC.

Ground floor

3 good sized bedrooms.

1 family shower room with shower, sink and the advantage of a built-in sauna.

Separate WC.

Laundry- technical room

The electrics, plumbing, insulation and balconies have all been renovated in the last few years and the windows replaced with double glazing.

In addition, the property benefits from substantial residual planning permission meaning the chalet could be extended significantly.

There is a closed garage, further storage areas and an attic space.























