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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

Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Appt. Crespin

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

**325 000 Euros**



## Contact

Contact **Sarah Watts** about this property.

**Tel:** +33 6 01 75 76 38

**Email:** [sarah@alpine-property.com](mailto:sarah@alpine-property.com)

# Key Features

<b>Price</b>	325 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	06/01/2017
<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>	95 m <sup>2</sup>
<b>Heating</b>	Underfloor heating
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	600 m
<b>Nearest shops</b>	250 m
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1388.00 Euros
<b>Annual charges</b>	1200.00 Euros
<b>Number of lots</b>	37
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	D (31)
<b>Agency fees</b>	Paid by the seller

## Property Description

A 4 bedroom duplex apartment in the heart of St Gervais and a short distance from the cable car to access the skiing.

Set on the 3rd floor of a four storey building with lift, apartment Crespin benefits from elevated views towards the Mont Joly and Fiz mountain. It is within a recently built complex which is still under builder's guarantee and offer 79m<sup>2</sup> of habitable space + 16m<sup>2</sup> of space under 1.8m high.

The first floor includes:

Living room with open planned fully fitted kitchen. Built-in oven, hob, fridge , dishwasher.

Two patio doors giving access to the south facing balcony.

2 bedrooms

1 bunk room

Shared shower room with sink and WC.

Upper floor

A bedroom with sloped ceiling

Bathroom with WC.

The property includes a private parking space within the gated grounds and a cave (storage/cellar).

The property is covered by the copropriété rules.











