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## Appt. Lumen

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

**525 000 €uros**



## Contact

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

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# Key Features

<b>Price</b>	525 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	11/09/2015
<b>Area</b>	Mont Blanc
<b>Location</b>	St Gervais
<b>Village</b>	Saint Gervais les Bains
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Floor area</b>	153 m <sup>2</sup>
<b>Heating</b>	Oil fired central heating
<b>Chimney</b>	Open fire
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.5 km
<b>Nearest shops</b>	900 m
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1327.00 Euros
<b>Number of lots</b>	TBC
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	C (120)
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

A very spacious, renovated, 4 bedroom apartment in St Gervais. Apartment Lumen is located in a chalet composed of just a couple of apartments and very close to the skiing and centre of the village. It is also a short stroll to St Gervais sports complex which has a spa, tennis courts and a new swimming pool.

The apartment is accessed from the ground floor and comprises:-

- Spacious entrance hallway with storage room.
- A large, fully fitted, modern kitchen with built-in oven, washing machine, dishwasher and electric hob.
- Living room which is open planned with the kitchen. This is a vast space which has 2 French doors leading onto a sunny terrace large enough to dine on. There are views across to St Gervais' ski area including Mont Joly itself. The living room has a wonderful open fireplace around which the lounge seating area is grouped. The other half of the room nearest the kitchen is perfect for the dining space.
- Bedroom 1 is large enough to offer a family room for 4.
- Family bathroom with bath, sink and WC.
- Bedroom 2 with ensuite shower, sink and WC.
- Bedroom 3 with ensuite bath, sink and WC and access to the balcony/terrace.
- Bedroom 4

Apartment Lumen's spacious volumes means that it can comfortably accommodate up to 12 people and it has successfully been rented out.

In addition, the property has a garage, cellar and outside parking space.

The property is covered by the copropriété rules.











