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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. Gerets B

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

**195 000 €uros**



## Contact

Contact **Sarah Watts** about this property.

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# Key Features

<b>Price</b>	195 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	02/02/2017
<b>Area</b>	Mont Blanc
<b>Location</b>	St Gervais
<b>Village</b>	Saint Gervais les Bains
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floor area</b>	63 m²
<b>Heating</b>	Electric radiators
<b>Ski access</b>	On piste
<b>Nearest skiing</b>	300 m
<b>Nearest shops</b>	900 m
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	876.00 Euros
<b>Annual charges</b>	2760.00 Euros
<b>Number of lots</b>	136
<b>Procédure en cours</b>	Yes
<b>Energy efficiency rating</b>	G (542)
<b>CO2 emissions</b>	D (31)
<b>Agency fees</b>	Paid by the seller

## Property Description

A 1 bedroom + cabin apartment located on the pistes and close to the centre of St Gervais. Offering a main bedroom and "coin cabine", it comfortably sleeps 4 people.

When snow conditions allow, this is a ski-in and out property located on the home run back to the village. However, if the piste is not open it is only 300m to the main gondola station and the centre of the village is just on from there.

In addition to being an ideal winter holiday apartment, the property benefits from a private pool with decking which is open from June to September for the development's residents. Consequently, this property would rent well in both the main holiday seasons.

Les Gerets B comprises:-

Lounge and dining area with access to a balcony sufficiently large for outdoor dining.

Separate fitted kitchen.

Family bathroom with double sink and bath.

A laundry room which could convert into a small second bedroom.

Main double room with access to balcony.

A 'cabin' room with bunk beds.

Separate WC

There are a number of useful cupboards in the hallway for storage.

In addition to the accommodation, there is a fully lockable private garage, a ski locker and a storage cave.

The property is covered by the copropriété rules.

















