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# Appt. La Comtesse, 2

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

**395 000 €uros**



## Contact

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

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# Key Features

<b>Price</b>	395 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	19/01/2015
<b>Area</b>	Mont Blanc
<b>Location</b>	St Gervais
<b>Village</b>	Saint Gervais les Bains
<b>Bedrooms</b>	3
<b>Bathrooms</b>	3
<b>Floor area</b>	95 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	900 m
<b>Nearest shops</b>	20 m
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	TBC
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

A 3 bedroom apartment in the new development 'la Comtesse' in the very heart of St Gervais village. It doesn't get any more central than this, yet this location is lucky enough to still be quiet and private. Situated just behind the church, la Comtesse is a traditional St Gervais style building of a couple of high-end apartments. It has access on it's doorstep to all amenities and just a walk across the new St Gervais bridge brings you to the ski lift which is also accessible with the free shuttle bus.

The Residence la Comtesse offers views towards Mont Joly mountain, and each unit has either a terrace or balcony which is south facing. All available options from the one bedroom to the 5 bedroom apartments can be found on our website.

The finish will include wooden parquet flooring in the living rooms and tiles in the other rooms. The bathroom suites are white and include a heated towel rail. The kitchen comes complete with built-in ceramic hob, sink, dishwasher and oven.

Apartment 2 is a ground floor apartment. It has a total area of 95m<sup>2</sup> liveable space + 2 terraces from which to enjoy the views and use to eat out on. The accommodation comprises:

Entrance with storage.

Living area with open planned kitchen and doors opening onto terraces.

Master bedroom with ensuite shower and sink.

Second bedroom with access to the terrace.

Family bathroom with double sink unit, WC and bath.

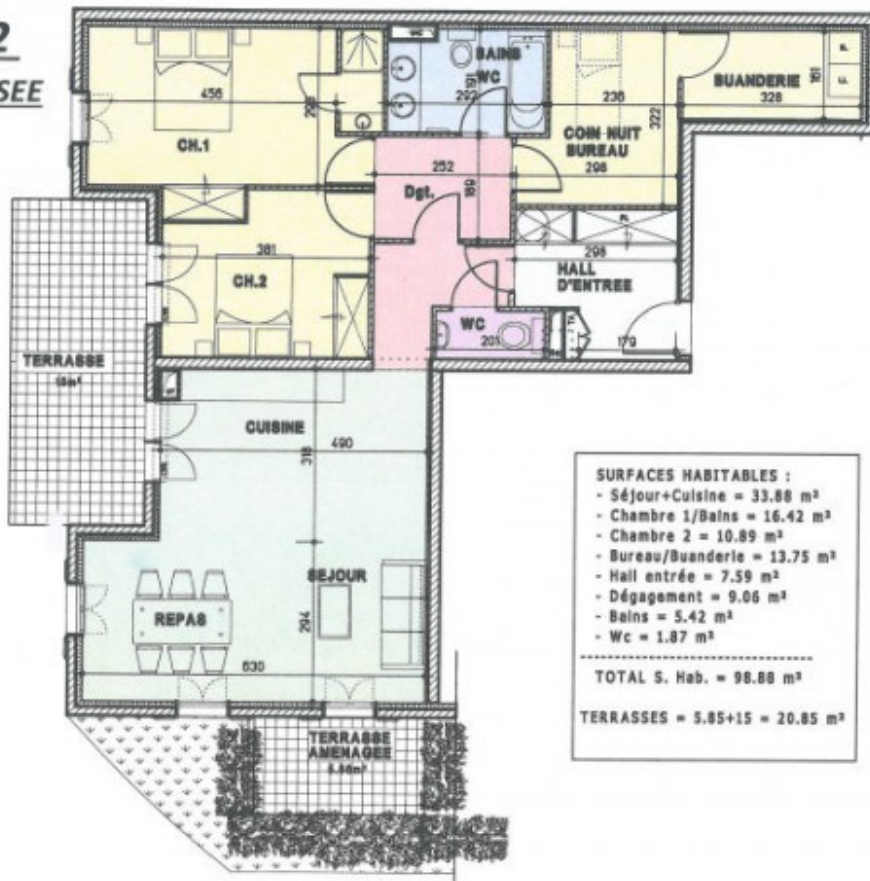
A further room that would be used as a bedroom, office and which gives on to a laundry room.

Separate WC.

A garage can be purchased in the sale for an additional 15,000 Euros.

The property is covered by the copropriété rules.

**APPARTEMENT 2**  
**T3 BIS AU REZ-DE-CHAUSSEE**



**SURFACES HABITABLES :**

- Séjour+Cuisine = 33.88 m<sup>2</sup>
- Chambre 1/Bains = 16.42 m<sup>2</sup>
- Chambre 2 = 10.89 m<sup>2</sup>
- Bureau/Buanderie = 13.75 m<sup>2</sup>
- Hall entrée = 7.59 m<sup>2</sup>
- Dégagement = 9.06 m<sup>2</sup>
- Bains = 5.42 m<sup>2</sup>
- Wc = 1.87 m<sup>2</sup>

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**TOTAL S. Hab. = 98.88 m<sup>2</sup>**

**TERRASSES = 5.85+15 = 20.85 m<sup>2</sup>**





















