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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. La Comtesse, 5

Saint Gervais les Bains, St Gervais, Mont Blanc

575 000 €uros



Contact

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Key Features

Price	575 000 Euros
Status	SOLD
Last updated	19/01/2015
Area	Mont Blanc
Location	St Gervais
Village	Saint Gervais les Bains
Bedrooms	5
Bathrooms	3
Floor area	122 m ²
Heating	Electric radiators
Ski access	Ski bus
Nearest skiing	900 m
Nearest shops	20 m
Drainage	Mains drains
Number of lots	TBC
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

A penthouse suite, set over 2 floors, 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 5 is one of two penthouse suite set over 2 floors. With a total area of 122m² liveable space + a 2 balconies, this duplex apartment comprises:-

Lower floor (on the 2nd floor of the building)

Entrance hallway with storage.

Spacious living-dining room with open planned kitchen.

Master bedroom with ensuite bathroom with sink vanity, bath and WC. Access to balcony.

Separate WC.

Upper floor (on the 3rd floor of the building)

Bedroom with ensuite bathroom with bath and sink vanity.

3 further bedrooms.

Family bathrooms with bath, double sink vanity.

Separate WC.

Reading/ library area on the landing.

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

The property is covered by the copropriété rules.

APPARTEMENT 5 T5 DUPEX AUX 2^E

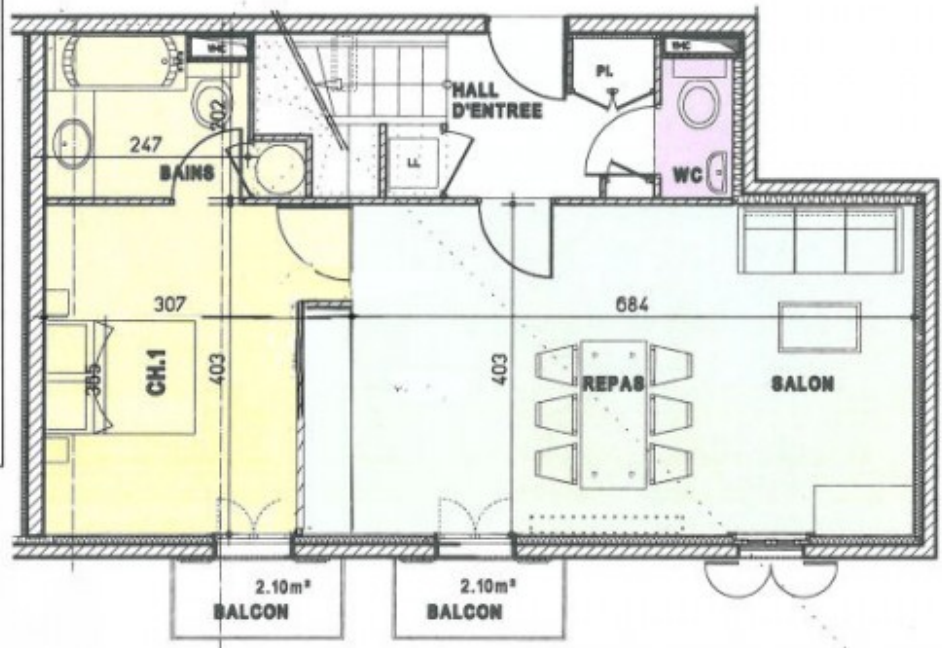
SURFACES HABITABLES/REELLES :

- Séjour+Cuisine = 29.43 m²
- Chambre 1/Bains = 18.25 m²
- Hall entrée = 6.16/9.29
- Wc = 1.57 m²
- Dég = 7.18 m²
- Wc = 1.58 m²
- Bains = 5.67 m²
- Chambre 2 = 11.26/11.78
- Chambre 3/Bains = 15.01/18.74
- Chambre 4 = 8.85/9.56
- Chambre 5 = 11.86/14.19
- Coin Lecture = 9.09/9.93

TOTAL S. Hab. = 125.91 m²

TOTAL S. Réelles = 137.26 m²

BALCONS = 2.10+2.10 = 4.20 m²



APPARTEMENT 5 T5 DUPEX 3^E ETAGES

