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# Appt. La Comtesse, 5

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

**575 000 €uros**



## Contact

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

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# Key Features

<b>Price</b>	575 000 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>	5
<b>Bathrooms</b>	3
<b>Floor area</b>	122 m²
<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 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.

## **APPARTEMENT 5 T5 DUPEX AUX 2<sup>E</sup>**

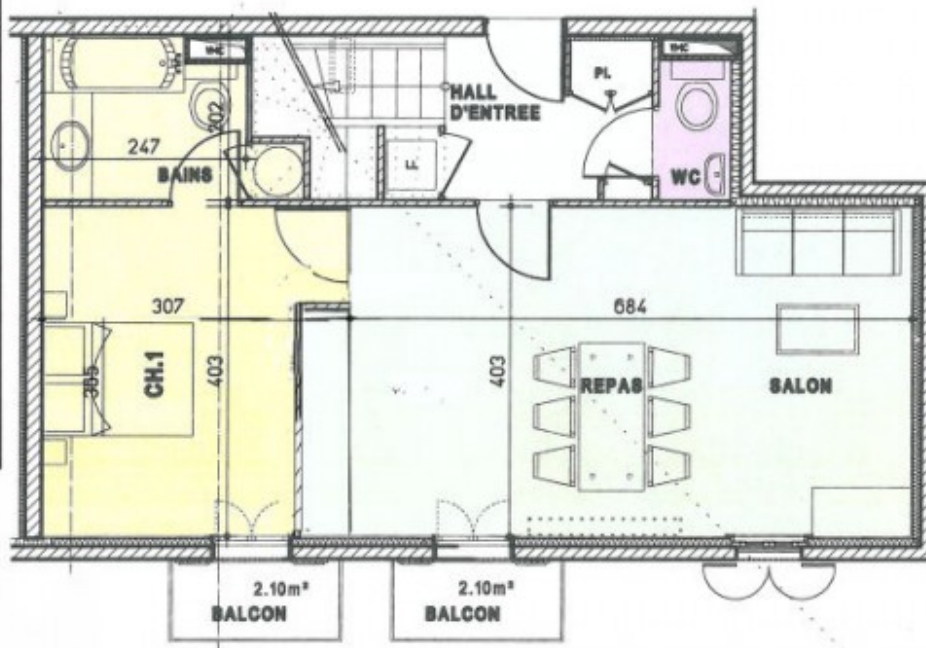
### **SURFACES HABITABLES/REELLES :**

- Séjour+Cuisine = 29.43 m<sup>2</sup>
- Chambre 1/Bains = 18.25 m<sup>2</sup>
- Hall entrée = 6.16/9.29
- Wc = 1.57 m<sup>2</sup>
- Dég = 7.18 m<sup>2</sup>
- Wc = 1.58 m<sup>2</sup>
- Bains = 5.67 m<sup>2</sup>
- 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 m<sup>2</sup>

TOTAL S. Réelles = 137.26 m<sup>2</sup>

BALCONS = 2.10+2.10 = 4.20 m<sup>2</sup>



## **APPARTEMENT 5 T5 DUPEX 3<sup>E</sup> ETAGES**

