



**alpine-property**

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

Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Chalets Lola et Lili

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

**540 000 €uros**



## Contact

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

**Tel:** +33 6 08 46 86 86

**Email:** [jc@alpine-property.com](mailto:jc@alpine-property.com)

# Key Features

<b>Price</b>	540 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	12/05/2016
<b>Area</b>	Mont Blanc
<b>Location</b>	St Gervais
<b>Village</b>	Saint Gervais les Bains
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	112 m²
<b>Land area</b>	800 m²
<b>Detached</b>	Yes
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	3.5 km
<b>Nearest shops</b>	3.5 km
<b>Garden</b>	Yes
<b>Garage</b>	Triple
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	E (280)
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Lola is a 3 bedroom chalet with separate mini-chalet Lili, located midway between St Gervais and Bettex. It has plunging views across the village and directly over to Mont Blanc massif.

Set down a little cul de sac, on a plot that is surrounded by forest and land which can't be constructed on, it will enjoy peace and quiet for years to come.

Being a new property, it benefits from lower Notaire fees (stamp duty/solicitor fees), saving 5% on the price of a normal chalet.

LOLA

Chalet Lola is on 3 levels which are arranged as follows:

Ground floor

A triple garage of 43m², which provides plenty of storage or parking.

Middle floor

Entrance area

Open planned lounge and fully fitted, sleek modern kitchen. Patio doors showcase the fabulous views from the living room and give immediate access to a wrap round balcony and south facing decking.

The living area includes an efficient wood burner.

2 bedrooms.

Shared bathroom.

Separate WC.

Storage cupboard with washing machine.

Upper floor

Further bedroom under the eaves with storage areas.

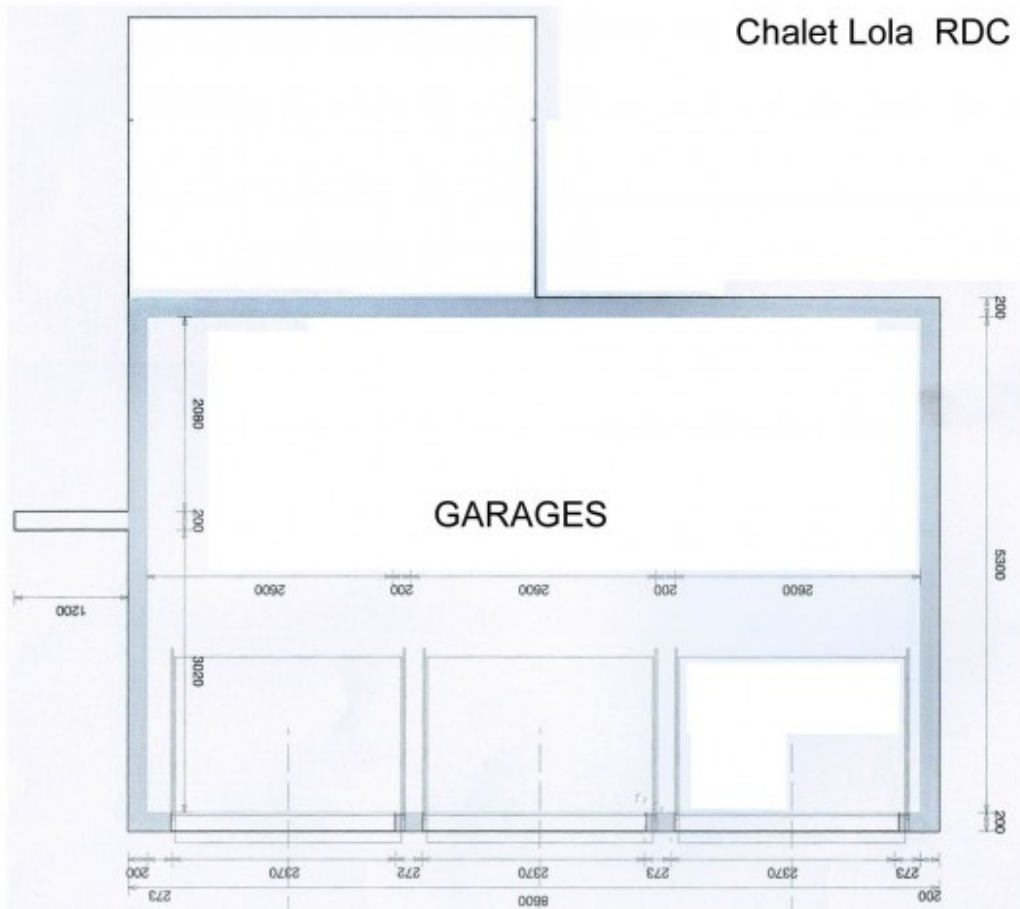
WC with sink.

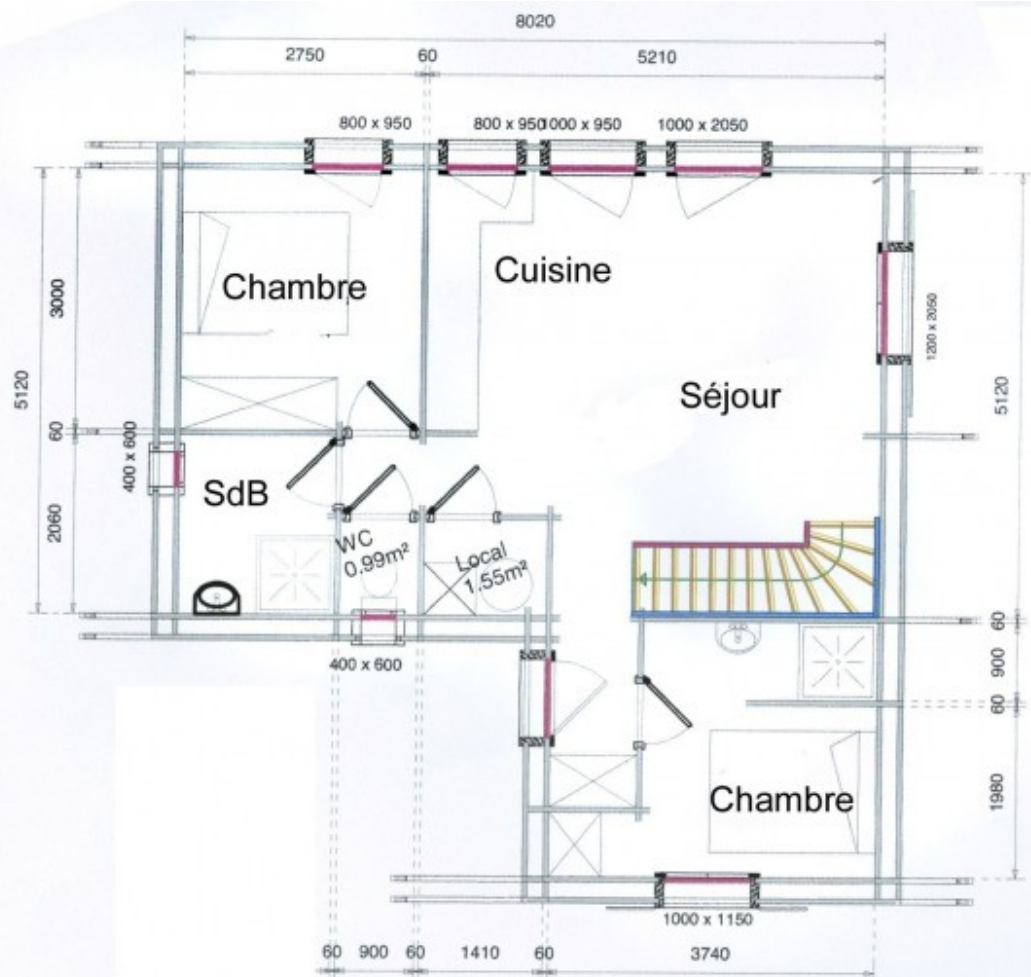
## LILI

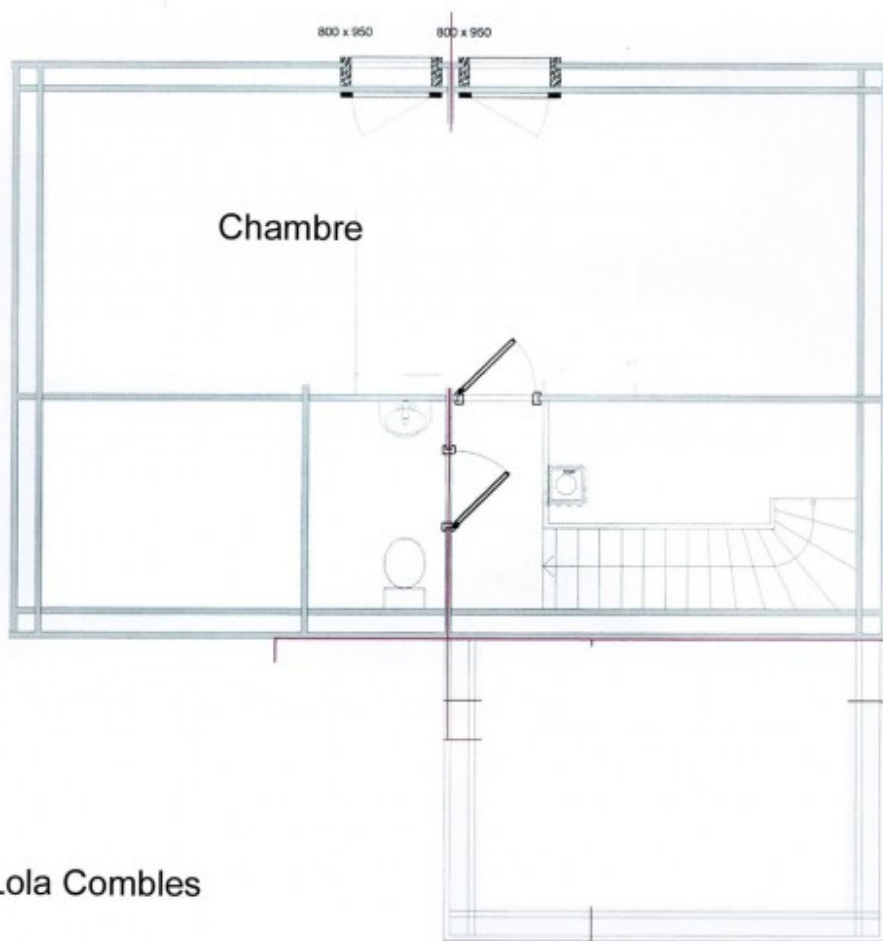
The mazot, or "mini chalet" Lili is also included in the sale. The ground floor is around 20m<sup>2</sup> and the upper mezzanine 10m<sup>2</sup>. Rent it out separately or use it for guests, this bijou living space has an entrance area, open planned living zone with fitted kitchen and seating. Ground floor bathroom with WC, shower and sink. The upper mezzanine overlooks the living room and provides a good sized sleeping area. Large windows and vaulted windows give this mazot both a chalet style, yet with a contemporary feel. It has been tastefully decorated and is a huge plus with this property.

The mazot includes its own wood burner for heating as well as underfloor heating. It has a south facing decking from which to enjoy the vistas and is backed by forests and fields.

Furniture in both properties can be included in the sale.







Chalet Lola Combles

## Chalet (mazöt) Lili

