



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

Web: www.alpine-property.com

Appt. Eau des Cimes 001

Saint Gervais les Bains, St Gervais, Mont Blanc

259 000 €uros



Contact

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

Tel: +33 6 08 46 86 86

Email: jc@alpine-property.com

Key Features

Price	259 000 Euros
Status	SOLD
Last updated	18/08/2016
Area	Mont Blanc
Location	St Gervais
Village	Saint Gervais les Bains
Bedrooms	2
Bathrooms	2
Floor area	46 m²
Nearest skiing	100 m
Nearest shops	300 m
Garage	Covered parking
Drainage	Mains drains
Number of lots	12
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

This programme of 12 apartments will benefit from easy access to the lift station which is just 100m away. A short walk across the new viaduct bridge of St Gervais will also bring you to the centre of the town and all its amenities, making this a very desirable location.

Modern build techniques ensure high specifications, efficient energy usage and a quality finish which are combined with the traditional alpine look and feel.

The apartments will include fitted kitchen and come with dishwasher, fridge, multifunction oven, recirculation-extractor hood and induction hob.

There will be laminated flooring throughout the bedrooms, and tiles in the main living space, bathrooms and hallways. Exterior decking, balconies and shutters will be finished in wood.

Bathrooms will come complete with vanity sink, and illuminated bathroom mirror and heated towel rail. Heating will be via radiators and is gas powered.

Each apartment will include a ski locker. There is a lift serving all floors.

In addition, the residence will have on offer a private parking space (5-6,000€) or underground garages (16-17,000€) available to purchase. These are not included in the apartment price.

As this is a new build, notary (stamp duty & solicitor) fees will benefit from the reduced applicable rate of 2.5%.

This listing is for apartment 001 at ground floor level, offering an exterior decking area on two sides and 46m² of liveable space. The apartment includes a main bedroom, a "cabine" room (box room), 2 bathrooms with shower, sink and WC. An open planned living space with kitchen looks out over the decking.

The property is covered by the copropriété rules.



NIVEAU	TYPE	LOGEMENT
Rez de Jardin	T2 + Cabine	001



TABLEAU DES SURFACES

Séjour - cuisine	18,22 m ²
Chambre	10,54 m ²
Cabine	4,09 m ²
Entrée	6,62 m ²
Salle de bain 1	4,25 m ²
Salle de bain 2	2,36 m ²

TOTAL	46,08 m²
--------------	----------------------------

Terrasse	12,94 m ²
Jardin	1,51 m ²

Facade Est



Facade Nord







