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# Chalet Emilie

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

**795 000 €uros**



## Contact

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

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# Key Features

<b>Price</b>	795 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	15/08/2016
<b>Area</b>	Mont Blanc
<b>Location</b>	St Gervais
<b>Village</b>	Saint Gervais les Bains
<b>Bedrooms</b>	5
<b>Bathrooms</b>	2
<b>Floor area</b>	180 m²
<b>Land area</b>	1006 m²
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	3 km
<b>Nearest shops</b>	3.5 km
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	B (9)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Emilie is a 5 bedroom chalet situated in a dominant position overlooking the village of St Gervais. It faces due south so the garden enjoys an excellent orientation as well as stunning views directly of Mont Blanc.

Set on it's own plot with a well maintained and mature garden, it benefits from complete privacy and a quiet setting at the end of a no-through road. It is a short drive to the centre of St Gervais or the cable car from this oasis of calm giving you access to the amenities and skiing.

The chalet is on three levels with the main living space having direct access onto the wooden decking and garden from which to dine and enjoy the views. It is composed as follows:

### Entrance level

Open planned living room with wood burning stove. French windows give out onto the garden.

American style fitted kitchen which gives onto the living space. The breakfast bar and work surfaces are granite and there is an induction hob, dishwasher, oven and fridge.

Also on this level is an office which could serve as a fifth bedroom if required.

### Lower level

Large bedroom.

Bathroom with bath, sink, WC, and walk in separate shower.

Access to the garage.

### Upper floor

3 good sized bedrooms, 2 of which have access to a balcony.

Family bathroom with sink, WC, bath.

The tarmac driveway allows plenty of parking and leads into the garage.

























