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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. L'Ourse

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

**345 000 €uros**



## Contact

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

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# Key Features

<b>Price</b>	345 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	29/12/2015
<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>	100 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1 km
<b>Nearest shops</b>	250 m
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1542.00 Euros
<b>Annual charges</b>	1800.00 Euros
<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 stunning apartment in the heart of St Gervais. This lovely duplex apartment is spacious with 75m<sup>2</sup> of liveable space and a further 25m<sup>2</sup> of useful space. There is a fabulous vaulted ceiling which gives openness and interesting architectural design to the space. It has been extremely well maintained and has rented exceptionally well to holiday makers, sleeping up to 10 people.

It is located on the ground floor of a recently renovated apartment block, just 5 minutes from the very centre of St Gervais and all its shops, bars and restaurants. Despite being so close to town, it is without any road noise. The ski lifts are just a few minutes away, and there are regular buses to take you to the gondola.

The property comprises as follows:

Open plan living area with fully fitted kitchen including dishwasher, induction hob. There is a dining and lounge area which give onto the double patio doors to the private balcony.

Good sized double bedroom.

Family bathroom with bath, sink.

Separate WC.

Second bedroom (shown with two sets of bunk beds). This room benefits from its own en-suite bathroom with sink shower and WC. There is also French doors that open onto a private balcony.

The upper level, accessed via a wooden spiral staircase from the lounge, gives onto a mezzanine space which is presented as a 4th sleep area. It overlooks the living area and houses a double bed.

Also on this floor, is the final bedroom, a lovely twin with sloping ceilings which can provide additional storage area.

As well as an underground garage, there is a reserved parking space right next to the apartment. The property also has a good sized cellar (cave) for storage.

The property is covered by the copropriété rules.















