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# Appt. Chattrix

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

**210 000 €uros**



## Contact

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

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# Key Features

<b>Price</b>	210 000 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>	2
<b>Bathrooms</b>	2
<b>Floor area</b>	43 m²
<b>Heating</b>	Electric radiators
<b>Nearest skiing</b>	100 m
<b>Nearest shops</b>	800 m
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	477.00 Euros
<b>Annual charges</b>	2004.00 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

Appt Chattrix is located at a few metres from the bottom of the piste and chair lift which links you straight into the St Gervais and Evasion ski domain. On the doorstep is a ski hire shop and restaurant, and the main village of St Nicolas de Veronce is just a 15 minute walk away where you will find grocery and bread shops open year round.

St Nicolas is an unspoilt, picturesque village within the St Gervais commune. Set above the valley floor at around 1200m this outlying hamlet is a few minutes by car to St Gervais or les Contamines, both of which are covered on the same ski pass. Its elevated position provides breathtaking views across to Mont Blanc and walks, bike rides and alpine pastures are on the doorstep in this serene part of the valley which leaves you in no doubt that you are in the Alps.

The apartment has been entirely refurbished with new kitchen, showers, and flooring and has been immaculately maintained. It is set on the 3rd floor of a well kept residence, and comprises:

- Entrance hallway with storage cupboard.
- Main living space with kitchenette (2 ring electric hob, combi oven, fridge). Access to balcony with view towards Mont Blanc, the Aiguille du Midi, La Charve, Les Warrens and Fiz mountains and Les Dômes du Miage.
- Master bedroom with vaulted ceiling, access to a balcony with the same orientation as above.
- Off of the master bedroom is a further bedroom with built-in wardrobe and its own ensuite shower. It is possible to have 2 sets of bunks in this bedroom.
- Shower room with sink.
- Separate WC.

The apartment also includes 2 ski lockers and a private garage. In addition, there is some outside space which is easily accessible at the back of the building for all residents to enjoy during the summer.

The property is covered by the copropriété rules.



















