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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. Télécabine

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

**360 000 €uros**



## Contact

Contact **Julie Mabboux** about this property.

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# Key Features

<b>Price</b>	360 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	07/04/2020
<b>Area</b>	Mont Blanc
<b>Location</b>	St Gervais
<b>Village</b>	Saint Gervais les Bains
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	80 m²
<b>Heating</b>	Electric radiators
<b>Nearest skiing</b>	20 m
<b>Nearest shops</b>	100 m
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1401.00 Euros
<b>Annual charges</b>	2377.00 Euros
<b>Number of lots</b>	36
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (259)
<b>CO2 emissions</b>	C (13)
<b>Agency fees</b>	Paid by the seller

## Property Description

This attractive duplex apartment is just a stone's throw from the ski lift and a 5 minute walk from the village centre. It has a habitable ('loi Carrez') floor area of 80m2 and a total floor area of 136m2. Situated on the fifth floor of an apartment building constructed in 2005, it offers magnificent views of Mont Joly and Les Aiguilles de Warens.

The apartment itself comprises:

Entrance with built-in cupboards, access to 3 bedrooms, bathroom and shower room, open plan living room with kitchen and doors on to a south-west facing balcony.

On the upper level is a vast 60m2 mezzanine which currently serves as the 4th bedroom.

The apartment also comes with a lockable garage, 2 'caves' and 2 ski lockers.

Les Contamines and Saint Gervais offer superb skiing and form part of the Evasion Mont-Blanc ski domain. These two ski villages also offer a good range of summer activities and have easy access to both Geneva airport (1 hour) and Chamonix (25 minutes).

The property is covered by the copropriété rules.































