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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. Clos du Savoy, B31

Saint Gervais les Bains, St Gervais, Mont Blanc

254 000 €uros



Contact

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Key Features

Price	254 000 Euros
Status	SOLD
Last updated	09/09/2019
Area	Mont Blanc
Location	St Gervais
Village	Saint Gervais les Bains
Bedrooms	1
Bathrooms	1
Floor area	45 m²
Ski access	On piste
Nearest skiing	60 m
Garage	Covered parking
Annual charges	900.00 Euros
Number of lots	40
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Ski-in / ski-out . The Clos du Savoy is in a top location opposite the ski lifts. Nestled on the mountain side, Le Clos du Savoy features high quality architecture which reflects the architectural heritage of St Gervais Les Bains.

Apartment B31 is located on the 3rd floor of building B and has 1 bedroom, 1 bathroom and one coin montagne (bunk room). There is also a balcony.

The kitchen will be equipped with oven, dishwasher, extractor fan, induction hob, and fridge freezer. The bathrooms will include heated towel rails and vanity unit with lighting and mirrors.

For storage, there is a cave (secure storage space) along with ski locker. There is a lift serving all floors.

This apartment comes with an underground parking space, adapted to take a high car (4x4 with roof rack) and equipped with electric plugs.

Heating will be extremely efficient providing hydraulic under floor heating which is programmable remotely. Both for electricity and water, the apartment will be on individual meters so owners only pay for their actual consumption. The building standards comply to rigorous eco credentials known as RT2012 - low consumption building and 61% less CO2 emissions than normal and 28% less expensive to run than the standard.

The building project is due for completion in the first part of 2020 and as such, there is time to personalise the interiors from floor and tile choice to even minor modifications to layout. At present flooring finish will be a combination of hard wearing tiles in the living spaces and laminated flooring in bedrooms.

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

The property is covered by the copropriété rules.







