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Alpine Property SAS au capital de $3450 €$ - RCS Thonon les Bains 508578556 - siège: 153 chemin du Chargeau, 74110 Morzine, France Titulaire de la Carte Professionnelle n ${ }^{\circ}$ CPI 74012016000017391 délivrée par la CCI de la Haute Savoie

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## Appt. Amethyste

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

169000 €uros


## Contact

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## Key Features

| Price | 169000 €uros |
| :--- | :--- |
| Status | SOLD |
| Last updated | $31 / 07 / 2020$ |
| Area | Mont Blanc |
| Location | St Gervais |
| Village | Saint Gervais les Bains |
| Bedrooms | 2 |
| Bathrooms | 1 |
| Floor area | $64.5 \mathrm{~m}^{2}$ |
| Heating | Electric radiators |
| Chimney | Wood burning stove |
| Ski access | Ski bus |
| Nearest skiing | 2.3 km |
| Nearest shops | 1.4 km |
| Garden | Yes |
| Drainage | Mains drains |
| Taxe foncière | 412.00 €uros |
| Annual charges | 840.00 €uros |
| Number of lots | 7 |
| Procédure en cours | No |
| Energy efficiency rating $\mathrm{D}(223)$ |  |
| CO2 emissions | $\mathrm{C}(11)$ |
| Agency fees | Paid by the seller |

## Property Description

This beautiful farmhouse was lovingly renovated by a group of 7 people and this 2 bedroom apartment forms part of the renovation. It is situated close to the centre of Saint Gervais and just a few metres from the ski bus stop which takes you directly to the slopes of the Evasion Mont-Blanc ski domaine and the lively village of Saint Gervais.

Tastefully and sympathetically renovated, the apartment successfully combines modernity with the autheniticty of the original farmhouse. With a floor area of 53 m 2 , the accommodation in the apartment comprises :

Entrance into a living/dining room with open plan kitchen (fitted kitchen of a high quality manufacturer), doors opening onto a vast balcony, bedroom, bathroom with shower, separate WC.
On the first floor is a second, charming bedroom with large dressing area and exposed beams.

The apartment benefits from the use of the shared garden and cave. It also has its own private parking space.

The property is covered by the copropriété rules.












