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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'Escale

Saint Gervais les Bains, St Gervais, Mont Blanc

309 000 €uros



Contact

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Key Features

Price	309 000 Euros
Status	UNDER CONTRACT
Last updated	10/05/2025
Area	Mont Blanc
Location	St Gervais
Village	Saint Gervais les Bains
Bedrooms	4
Bathrooms	2
Floor area	94.5 m ²
Heating	Oil fired central heating
Nearest skiing	900 m
Nearest shops	450 m
Garden	Yes
Drainage	Mains drains
Taxe foncière	855.00 Euros
Annual charges	700.00 Euros
Number of lots	4
Procédure en cours	No
Energy efficiency rating	E (174)
CO2 emissions	E (52)
Agency fees	Paid by the seller

Property Description

Located just a few minutes walk from the village, you will be charmed by this spacious apartment with its breathtaking views of the Aravis and Aiguilles de Warens mountains.

Set within a house which is divided into 4 separate dwellings with shared use of the garden, this apartment offers a floor area of 150m² and is situated on the second and third floors of the building.

The apartment comprises :

Main living level : entrance, living/dining room with semi-open kitchen, doors opening onto a dual aspect, south-west facing balcony, cellar room, 3 bedrooms, bathroom, separate WC, laundry.

Upper level : independent studio with a 21m² living area, bathroom and under-eaves space on both sides which could be converted to create more space for the studio. This floors offers a number of possibilities, including : linking it to the downstairs to create a larger, 4 bedroom apartment, or renting out the studio to create a separate income.

The apartment comes with 2 allocated parking places.

Les Contamines and Saint Gervais offer superb skiing and form part of the Evasion Mont-Blanc ski domain (with its 445km of pistes). 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.























