

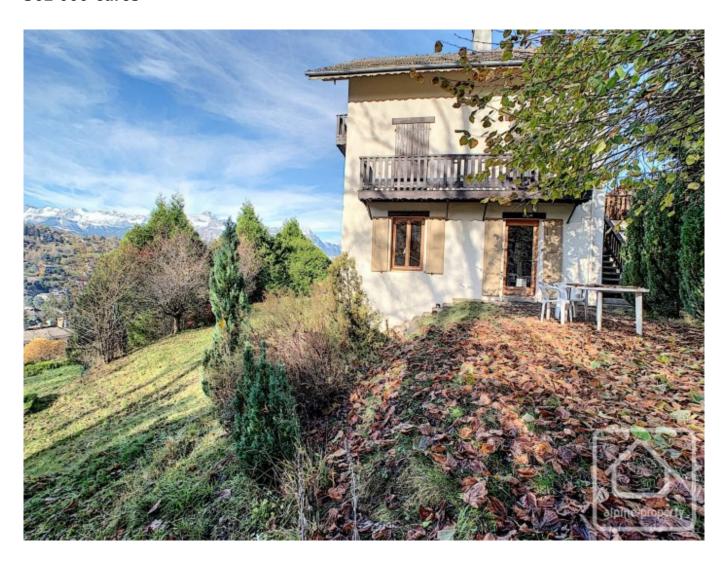
Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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## **Appt. Choucas**

Saint Gervais les Bains, St Gervais, Mont Blanc

362 000 €uros



## **Contact**

Contact Antoine Perraut about this property.

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## **Key Features**

**Price** 362 000 €uros

Status SOLD

Last updated06/07/2022AreaMont BlancLocationSt Gervais

Village Saint Gervais les Bains

**Bedrooms** 3 **Bathrooms** 1

**Heating** Electric radiators

Ski accessSki busNearest skiing950 mNearest shops650 mGardenYes

DrainageMains drainsAnnual charges480.00 €uros

Number of lots 3
Procédure en cours No
Energy efficiency rating TBC
CO2 emissions TBC

**Agency fees** Paid by the seller

## **Property Description**

If you're seeking breathtaking views, sunshine, peaceful and green surroundings and all just a short distance from the centre of Saint Gervais, then this apartment is for you! Unique and inviting are the best adjectives to sum up the qualities of the property.

The history of the apartment is captivating. Situated on the ground floor of a country house, the building previously belonged to Saint Gervais. Following that it was owned by a Swiss watchmaker who found inspiration in this special place. Now fully renovated, the apartment offers comfortable and contemporary accommodation.

There are 3 bedrooms, a bathroom, kitchen, dining room and a sun room from which to take in the stunning views. Outside, there is 1800m2 of land with several charming terraces.

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).

If you are interested in purchasing this apartment as an investment, it could potentially generate approx. 23000 euros of annual revenue from short term rentals, giving a gross ROI of 6.5%.

The property is covered by the copropriété rules.







