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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. Choucas

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

**362 000 Euros**



## Contact

Contact **Antoine Perraut** about this property.

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# Key Features

<b>Price</b>	362 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	06/07/2022
<b>Area</b>	Mont Blanc
<b>Location</b>	St Gervais
<b>Village</b>	Saint Gervais les Bains
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Floor area</b>	74.5 m <sup>2</sup>
<b>Land area</b>	1800 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	950 m
<b>Nearest shops</b>	650 m
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<b>Annual charges</b>	480.00 Euros
<b>Number of lots</b>	3
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	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 1800m<sup>2</sup> 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.























