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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 €uros



Contact

Contact **Antoine Perraut** about this property.

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Key Features

Price	362 000 Euros
Status	SOLD
Last updated	06/07/2022
Area	Mont Blanc
Location	St Gervais
Village	Saint Gervais les Bains
Bedrooms	3
Bathrooms	1
Floor area	74.5 m ²
Land area	1800 m ²
Heating	Electric radiators
Ski access	Ski bus
Nearest skiing	950 m
Nearest shops	650 m
Garden	Yes
Drainage	Mains drains
Annual charges	480.00 Euros
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.























