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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. Corniche

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

**257 500 €uros**



## Contact

Contact **Julie Mabboux** about this property.

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# Key Features

<b>Price</b>	257 500 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	31/07/2020
<b>Area</b>	Mont Blanc
<b>Location</b>	St Gervais
<b>Village</b>	Saint Gervais les Bains
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	90 m²
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	800 m
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	740.00 Euros
<b>Annual charges</b>	480.00 Euros
<b>Number of lots</b>	4
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	F (413)
<b>CO2 emissions</b>	C (13)
<b>Agency fees</b>	Paid by the seller

## Property Description

This charming apartment is located in the village of Saint Gervais, in what originally would have been a traditional family townhouse and now divided into 4 separate apartments.

This duplex apartment occupies the top 2 floors of the property and comprises :

Level 1 : dual aspect living/dining room with both south and west facing balconies, semi-open plan to a large, fully fitted kitchen, separate shower room.

Level 2 : 4 bedrooms (2 of which are communicating), bathroom/WC.

The apartment has a habitable floor area of 75m2 and a total surface area of 90m2.

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.



































