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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. Chamois

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

**78 000 €uros**



## Contact

Contact **Julie Mabboux** about this property.

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# Key Features

<b>Price</b>	78 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	17/07/2020
<b>Area</b>	Mont Blanc
<b>Location</b>	St Gervais
<b>Village</b>	Saint Gervais les Bains
<b>Bathrooms</b>	1
<b>Floor area</b>	22 m <sup>2</sup>
<b>Heating</b>	Oil fired central heating
<b>Nearest skiing</b>	450 m
<b>Nearest shops</b>	600 m
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	270.00 Euros
<b>Annual charges</b>	1150.00 Euros
<b>Number of lots</b>	40
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (170)
<b>CO2 emissions</b>	E (51)
<b>Agency fees</b>	Paid by the seller

## Property Description

This charming apartment is bathed in natural light and occupies an elevated position, overlooking Saint Gervais village. As you enter the apartment, you are welcomed by a very calming ambiance and, as you go a little further, incredible views of Les Fiz mountains and Point de Platé await you on the balcony. The views across the village centre are also impressive. The village has been regenerated over the years and is today a warm and inviting place, with a number of historical buildings, including its church.

Inside the apartment, all modern comforts are in place to ensure you have a successful stay, both winter and summer. There is a fitted kitchen for rustling up some delicious meals, an attractive and bright living room and a bathroom with bath – ideal for relaxing after a day on the 'hill'.

In addition, the apartment comes with a separate cave for storage of ski and outdoor equipment and its own parking place. The apartment is situated on the second floor of the building, which has been well maintained. The Bettex piste, home ski run passes just a short distance from the entrance of the apartment building.

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.



























