



alpine-property

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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Appt. Jade

Saint Gervais les Bains, St Gervais, Mont Blanc

309 000 Euros



Contact

Contact **Antoine Perraut** about this property.

Tel: +33 6 71 89 41 37

Email: antoine@alpine-property.com

Key Features

Price	309 000 Euros
Status	SOLD
Last updated	22/01/2021
Area	Mont Blanc
Location	St Gervais
Village	Saint Gervais les Bains
Bedrooms	2
Bathrooms	1
Floor area	59.2 m²
Heating	Electric radiators
Chimney	Open fire
Nearest skiing	750 m
Nearest shops	1.9 km
Garage	Single
Drainage	Mains drains
Taxe foncière	790.00 Euros
Annual charges	3055.00 Euros
Number of lots	27
Procédure en cours	No
Energy efficiency rating	F (402)
CO2 emissions	C (22)
Agency fees	Paid by the seller

Property Description

You will be charmed by this 75m2 apartment which sits above the village of Saint-Gervais, close to Bettex. Every time you enter the apartment you will have the pleasure of looking out from the large terrace doors towards the magnificent Mont-Blanc vista. The duplex is located within the Grattague à Saint-Gervais-Les-Bains village which has its own swimming pool and tennis court. The centre of Saint-Gervais village is easily reached using the bus service.

The apartment has a spacious 24m2 living/dining room with large doors opening onto the 23m2 terrace-balcony. Entering via the ground floor, there is an entrance hall with built-in cupboard which opens into the living room and the separate kitchen. On the upper floor, there is a mezzanine, double bedroom with balcony and view of Mont-Blanc, bathroom, separate WC and a spacious 'coin nuit' (additional bedroom).

The apartment is sold furnished and comes with a separate cave (storage) and ski locker, plus a parking space and lockable garage.

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.























