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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

Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://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](mailto:antoine@alpine-property.com)

# Key Features

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



































