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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. Poudreuse

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

**84 000 €uros**



## Contact

Contact **Antoine Perraut** about this property.

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# Key Features

<b>Price</b>	84 000 €uros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	02/07/2024
<b>Area</b>	Mont Blanc
<b>Location</b>	St Gervais
<b>Village</b>	Saint Gervais les Bains
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Floor area</b>	24.5 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.1 km
<b>Nearest shops</b>	400 m
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	440.00 €uros
<b>Annual charges</b>	700.00 €uros
<b>Number of lots</b>	59
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	G (512)
<b>CO2 emissions</b>	C (16)
<b>Agency fees</b>	Paid by the seller

## Property Description

This 24.5m<sup>2</sup> apartment is situated in a newly renovated building. It is close to the swimming pool and sports facilities and the ski bus stops right outside the building. The nearest ski lift is approx. 1km from the apartment (10-15 minutes on foot). It is also exactly the same distance to the centre of Saint Gervais village.

The apartment is located on the third floor of the building, which has a lift. On entering, there is a spacious living room with fitted kitchen and built-in cupboards with sliding doors. There is also a bathroom and a 'coin nuit' (small bedroom).

The apartment is sold with a cave (additional storage) and a ski locker.

Saint Gervais is a thriving village and an excellent choice for a rental investment, with a good selection of year-round activities on offer. It recently had the honour of being amongst the top ten destinations registering the strongest growth in bookings on AirBnB, during the New Year holidays.

Seeking an investment? Go for it!

The property is covered by the copropriété rules.























