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Alpine Property SAS au capital de $3450 €$ - RCS Thonon les Bains 508578556 - siège: 153 chemin du Chargeau, 74110 Morzine, France Titulaire de la Carte Professionnelle n ${ }^{\circ}$ CPI 74012016000017391 délivrée par la CCI de la Haute Savoie

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## Appt. Cerf

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

## 216000 €uros



## Contact

Contact Antoine Perraut about this property.
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## Key Features

| Price | 216000 €uros |
| :--- | :--- |
| Status | UNDER CONTRACT |
| Last updated | $12 / 02 / 2024$ |
| Area | Mont Blanc |
| Location | St Gervais |
| Village | Saint Gervais les Bains |
| Bedrooms | 2 |
| Bathrooms | 1 |
| Floor area | $55 \mathrm{~m}^{2}$ |
| Ski access | Ski bus |
| Nearest skiing | 500 m |
| Nearest shops | 800 m |
| Drainage | Mains drains |
| Taxe foncière | 550.00 €uros |
| Annual charges | 2100.00 €uros |
| Number of lots | 36 |
| Procédure en cours | No |
| Energy efficiency rating | $\mathrm{D}(161)$ |
| CO2 emissions | D (37) |
| Agency fees | Paid by the seller |

## Property Description

What a privilege - to be able to soak up these sublime views of Mont Blanc, Dômes de Miage and the Bionnassay glacier. If great mountain views are top of your tick list, then this could be the perfect apartment for you.

Situated on the second floor of a charming building, the apartment offers a relaxing ambiance with plenty of natural light. It has recently been renovated throughout, including electrics, plumbing and quality wooden flooring.

There are 2 good sized bedrooms, separate WC, bathroom, kitchen open to the living room which is south facing with a large balcony - perfect for outdoor dining on sunny days, whatever the season.

If you are seeking a 2 bedroom apartment in Saint-Gervais, ideally situated and with breathtaking views, then this apartment is a must-see!

Sold with a 'cave' (additional storage) and ski locker the apartment is fully furnished with new white goods of a quality brand.

The property is covered by the copropriété rules.













