



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

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

## Appt. Yeti

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

**150 000 €uros**



## 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>	150 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	03/12/2020
<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>	30 m²
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	2.5 km
<b>Nearest shops</b>	2 km
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	700.00 Euros
<b>Annual charges</b>	1180.00 Euros
<b>Number of lots</b>	13
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	C (167)
<b>CO2 emissions</b>	A (4)
<b>Agency fees</b>	Paid by the seller

## Property Description

Exclusive to Alpine Property, this one bedroom apartment is situated in one of the most attractive and historic parts of Saint-Gervais.

Constructed in 1992, the building is conveniently located, in the heart of the village, close to all the amenities so you will find everything you need, within easy reach. The building is well maintained and the façades were renovated 3 years ago. It is worth noting that the co-pro charges are carefully managed to accurately reflect maintenance costs.

The apartment itself features a south facing balcony, offering beautiful views of Mont Joly. The living/dining space is a good size and comfortably accommodates a sofa and dining table. The kitchen area is functional and well laid out. Off a small corridor is the bedroom, the bathroom, with bath, and a separate WC.

In addition, the apartment comes with a separate ski locker, 'cave' (storage) and underground garage.

The property is covered by the copropriété rules.

































