



**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. Mimosa

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

**135 000 €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>	135 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	13/08/2021
<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>	29 m²
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	2.7 km
<b>Nearest shops</b>	2 km
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	525.00 Euros
<b>Annual charges</b>	800.00 Euros
<b>Number of lots</b>	13
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	G (487)
<b>CO2 emissions</b>	C (25)
<b>Agency fees</b>	Paid by the seller

## Property Description

Exclusive to Alpine Property, you will be charmed by this tastefully renovated apartment.

The apartment features a large (20m2), private east facing garden – perfect for enjoying the morning sunshine with breakfast, for example. The garden has a small vegetable plot, meaning you can even hand-pick your own fresh vegetables or herbs!

The interior of the apartment comprises : entrance opening into the living space with open plan kitchen, thoughtfully designed to offer plenty of cupboard space and with doors opening directly onto the garden with it's view of the Dômes de Miage.

Off the living space is a bedroom with dressing area and a bathroom with bath/WC.

The apartment comes with a cave (storage) on the lower ground floor, and ski locker. A large lockable garage is available for an extra 20,000€.

The apartment building is small and quiet and situated near to the village of Saint Gervais, with it's wide range of summer and winter activities.

The property is covered by the copropriété rules.































