

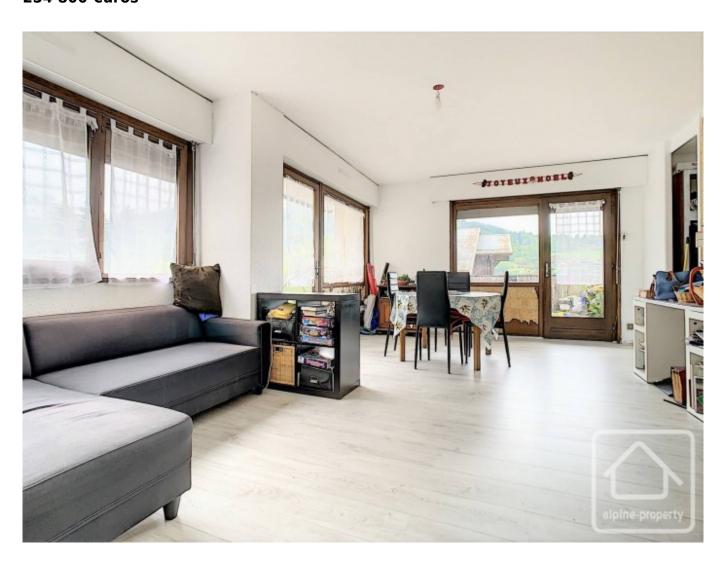
Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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# **Appt. Serac**

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

#### 254 800 €uros



#### **Contact**

Contact Antoine Perraut about this property.

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## **Key Features**

**Price** 254 800 €uros

Status SOLD

Last updated13/08/2021AreaMont BlancLocationSt Gervais

**Village** Saint Gervais les Bains

Bedrooms2Bathrooms1Floor area66 m²

**Heating** Electric radiators

Ski accessSki busNearest skiing700 mNearest shops200 mDrainageMains dr

DrainageMains drainsTaxe foncière1080.00 €urosAnnual charges3072.00 €uros

Number of lots 51
Procédure en cours No
Energy efficiency rating G (431)
CO2 emissions C (24)

**Agency fees** Paid by the seller

### **Property Description**

This practical, 2 bedroom apartment is superbly situated. Whether for year round occupancy, or as a rental investment, the village centre location is ideal. Families in particular will appreciate the proximity to schools and children's activities. The central location makes it an ideal investment, with everything on the doorstep and facilitated by public transport for those preferring not to have to use the car. The ski lifts and return ski run are just 700m from the apartment building and accessible on foot, or by bus.

The apartment comprises: large open plan living space with lounge and dining areas, separate kitchen, corridor leading to the bathroom and 2 bedrooms.

There is also a separate 'cave' – ideal for additional storage.

The property is covered by the copropriété rules.



















