



**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. Ebene

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

**118 900 Euros**



## 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>	118 900 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	15/10/2020
<b>Area</b>	Mont Blanc
<b>Location</b>	St Gervais
<b>Village</b>	Saint Gervais les Bains
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floor area</b>	35 m²
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	300 m
<b>Nearest shops</b>	550 m
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	590.00 Euros
<b>Annual charges</b>	1200.00 Euros
<b>Number of lots</b>	48
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	F (376)
<b>CO2 emissions</b>	F (88)
<b>Agency fees</b>	Paid by the seller

## Property Description

Apartment Ebene is located in a cul-de-sac, close to the ski slopes. The accommodation in the apartment has been thoughtfully planned to simplify everyday living.

The apartment comprises: front door opening into a large living space (16m²) with lounge/dining area and open plan kitchen. A door off the lounge opens into a double bedroom with window. Also off the living space is the 'coin nuit' (small bedroom accommodating bunk beds). With a sofa-bed in the living space, the apartment can comfortably accommodate 6 people. The bathroom/WC is also off the living space.

With interesting rental potential for investors, the apartment could generate up to 11 000€ through short term/holiday lets. Contact us for further information.

A large 'cave' (4.2m² storage room) plus a separate ski locker are also included in the sale.

The property is covered by the copropriété rules.



































