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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. Huskies

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

**173 000 Euros**



## Contact

Contact **Antoine Perraut** about this property.

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# Key Features

|                                 |                         |
|---------------------------------|-------------------------|
| <b>Price</b>                    | 173 000 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>                 | 2                       |
| <b>Bathrooms</b>                | 1                       |
| <b>Floor area</b>               | 40 m <sup>2</sup>       |
| <b>Heating</b>                  | Electric radiators      |
| <b>Ski access</b>               | Ski bus                 |
| <b>Nearest skiing</b>           | 850 m                   |
| <b>Nearest shops</b>            | 500 m                   |
| <b>Garden</b>                   | Yes                     |
| <b>Drainage</b>                 | Mains drains            |
| <b>Taxe foncière</b>            | 711.00 Euros            |
| <b>Annual charges</b>           | 840.00 Euros            |
| <b>Number of lots</b>           | 66                      |
| <b>Procédure en cours</b>       | No                      |
| <b>Energy efficiency rating</b> | E (299)                 |
| <b>CO2 emissions</b>            | C (14)                  |
| <b>Agency fees</b>              | Paid by the seller      |

## Property Description

This ground floor apartment is situated in a peaceful and relaxing spot, yet close to the village centre and sporting activities. It has a private terrace which opens onto a spacious garden for you to enjoy the green surroundings in summertime and the pretty stream which runs through the bottom of the garden.

The apartment comprises: entrance into a living/dining room with open plan kitchen. Doors off the kitchen open into the 2 bedrooms on either side, with a separate bathroom situated between them. On the opposite wall, the doors from the living area open directly onto the terrace.

This practical apartment can comfortably accommodate up to 6 people. It is sold with 2 'caves' (separate storage areas) and a ski locker.

With interesting rental potential for investors, the apartment can generate up to 12 000€ through short term/holiday lets. Contact us for further information.

The property is covered by the copropriété rules.























