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Alpine Property SAS au capital de $3450 €$ - RCS Thonon les Bains 508578556 - siège: 153 chemin du Chargeau, 74110 Morzine, France Titulaire de la Carte Professionnelle n ${ }^{\circ}$ CPI 74012016000017391 délivrée par la CCI de la Haute Savoie

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## Appt. Huskies

Saint Gervais les Bains, St Gervais, Mont Blanc
173000 €uros


## Contact

Contact Antoine Perraut about this property.
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## Key Features

| Price | 173000 €uros |
| :--- | :--- |
| Status | SOLD |
| Last updated | $03 / 12 / 2020$ |
| Area | Mont Blanc |
| Location | St Gervais |
| Village | Saint Gervais les Bains |
| Bedrooms | 2 |
| Bathrooms | 1 |
| Floor area | $40 \mathrm{~m}^{2}$ |
| Heating | Electric radiators |
| Ski access | Ski bus |
| Nearest skiing | 850 m |
| Nearest shops | 500 m |
| Garden | Yes |
| Drainage | Mains drains |
| Taxe foncière | 711.00 €uros |
| Annual charges | 840.00 €uros |
| Number of lots | 66 |
| Procédure en cours | No |
| Energy efficiency rating $\mathrm{E} \mathrm{(299)}$ |  |
| CO2 emissions | $\mathrm{C}(14)$ |
| Agency fees | 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 $12000 €$ through short term/holiday lets. Contact us for further information.

The property is covered by the copropriété rules.













