



**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. Etoile

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

**95 000 €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>	95 000 €uros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	20/04/2025
<b>Area</b>	Mont Blanc
<b>Location</b>	St Gervais
<b>Village</b>	Saint Gervais les Bains
<b>Bathrooms</b>	1
<b>Floor area</b>	23 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Nearest skiing</b>	10 m
<b>Nearest shops</b>	50 m
<b>Taxe foncière</b>	780.00 €uros
<b>Annual charges</b>	1076.00 €uros
<b>Number of lots</b>	222
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	F (430)
<b>CO2 emissions</b>	C (24)
<b>Agency fees</b>	Paid by the seller

## Property Description

Just a few metres from the slopes of Bettex, this apartment is the perfect spot for having a great time. Close to all amenities, with a fantastic view and a Scandinavian style, you cannot fail but to enjoy the mountains from here!

The building is very well maintained, several renovation works having already been done.

You have the pool to enjoy in the summer and skiing in the winter.

The scenery is spectacular whatever the season.

The apartment consists of an entrance off of which is a shower room with toilet, a sleeping area, a lounge/dining room, a kitchen and a south east facing balcony.

For those interested in a rental return, this apartment could generate up to 9,000€ in short term lettings. Please enquire for more details.

The property is covered by the copropriété rules.

































