



# 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

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## Appt. Sommet

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

**220 000 €uros**



## Contact

Contact **Antoine Perraut** about this property.

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# Key Features

<b>Price</b>	220 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	24/12/2021
<b>Area</b>	Mont Blanc
<b>Location</b>	St Gervais
<b>Village</b>	Saint Gervais les Bains
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Floor area</b>	48 m²
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Open fire
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	100 m
<b>Nearest shops</b>	300 m
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	1141.00 Euros
<b>Annual charges</b>	2200.00 Euros
<b>Number of lots</b>	222
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Situated in the charming hamlet of Bettex, Apartment Sommet is ideally placed for accessing the ski slopes.

The apartment building is well maintained and some renovation work has recently been done to improve the building. All you'd need to do is unpack and enjoy relaxing by the pool in the summer and skiing in the winter. The surrounding scenery remains majestic whatever the season !

The apartment comprises : entrance with a door on the left opening into a spacious lounge/dining room with kitchen. On the right off the entrance area, is the bathroom/WC and the bedroom. There is a 9m2 private terrace which enjoys east, south and west exposure, lending optimal light to the property.

The apartment offers good rental potential and could generate an annual income of up to 15 000 euros, through short term holiday lets.

The property is covered by the copropriété rules.























