



**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. Piste Verte

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

**78 000 €uros**



## Contact

Contact **Antoine Perraut** about this property.

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# Key Features

<b>Price</b>	78 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	09/02/2025
<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>	18 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Ski access</b>	On piste
<b>Nearest skiing</b>	10 m
<b>Nearest shops</b>	500 m
<b>Drainage</b>	Mains drains
<b>Annual charges</b>	1000.00 Euros
<b>Number of lots</b>	104
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (298)
<b>CO2 emissions</b>	C (11)
<b>Agency fees</b>	Paid by the seller

## Property Description

Exclusive to Alpine Property, discover this charming and typically mountain-style studio which is situated at the foot of the pistes at Saint Gervais and a 10 minute walk from the village centre. Ideal for beginner skiers and enjoying the great outdoors, it is in an enviable ski-in, ski-out location !

The studio has a floor area of 18m2 and comprises : entrance with 'coin nuit' sleeping area (bunk beds), bathroom with bath, separate WC, open plan living space with kitchen. French windows open onto an east facing terrace - the perfect spot for breakfast in the morning sunshine ! The terrace offers lovely views of the surrounding alpine scenery and overlooks the village of Saint Gervais.

The studio comes with a separate ski locker and the option to purchase a garage, for an additional price of 15 000€.

The property is covered by the copropriété rules.





















