



# 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. Savoy

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

**114 000 €uros**



## Contact

Contact **Antoine Perraut** about this property.

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# Key Features

<b>Price</b>	114 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	15/02/2024
<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>	25 m²
<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>	1300.00 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, this one bedroom apartment has a charming and welcoming feel and is situated beside the pistes at Saint Gervais and just a short 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 apartment has a floor area of 25m2 and comprises : large entrance hall with built-in cupboards, bedroom, bathroom with bath/WC, attractive living space with open plan 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 and the foot of the pistes.

The apartment is sold furnished and 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.































