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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. Combe

Saint Gervais les Bains, St Gervais, Mont Blanc

114 900 €uros



Contact

Contact **Antoine Perraut** about this property.

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Key Features

Price	114 900 Euros
Status	UNDER CONTRACT
Last updated	17/04/2025
Area	Mont Blanc
Location	St Gervais
Village	Saint Gervais les Bains
Bathrooms	1
Floor area	29 m ²
Heating	Gas
Ski access	Ski bus
Nearest skiing	300 m
Nearest shops	550 m
Drainage	Mains drains
Taxe foncière	430.00 Euros
Annual charges	1200.00 Euros
Number of lots	48
Procédure en cours	No
Energy efficiency rating	F (376)
CO2 emissions	F (88)
Agency fees	Paid by the seller

Property Description

This studio apartment is situated on a no-through road, close to the ski slopes.

Extremely well designed, the apartment is full of clever solutions for simplifying daily life and comprises:
Entrance into a corridor which leads to the bathroom/WC on one side and opens into the living space on the other.
The kitchen is accessible from the living room. The lounge area has doors opening onto a south facing balcony with views of Mont Joly and the Domes de Miages.

For those seeking a rental investment, the apartment could generate up to 9000€/year from short term lets.
Further information is available on request.

The apartment is sold with a large cave (separate storage) and ski locker.

The property is covered by the copropriété rules.























