



**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)

# Chalet Torrent

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

**725 000 €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>	725 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	11/04/2022
<b>Area</b>	Mont Blanc
<b>Location</b>	St Gervais
<b>Village</b>	Saint Gervais les Bains
<b>Bedrooms</b>	5
<b>Bathrooms</b>	3
<b>Floor area</b>	180 m²
<b>Land area</b>	823 m²
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	2 km
<b>Nearest shops</b>	2 km
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	G (895)
<b>CO2 emissions</b>	D (30)
<b>Agency fees</b>	Paid by the seller

## Property Description

Situated just a few minutes from the centre of Saint Gervais and close to the sports facilities, the property enjoys a quiet and very pleasant location, with beautiful unobstructed views and great sunshine exposure. The chalet would work well as either a main residence or as a second home – perfect for welcoming family and friends.

On the ground floor, the chalet opens into a large entrance area. Off the entrance on the right, are 2 bedrooms and a bathroom. On the left, are the kitchen and a large living room.

On the first floor, is a relaxing sitting/reading room with tv point. Also on this floor is a large bedroom which can comfortably accommodate 4-6 people, plus a shower room.

On the lower ground floor, are 2 further bedrooms, large lounge, shower room and laundry.

The chalet could easily be divided to create 2 separate and comfortable apartments, if desired.

Les Contamines and Saint Gervais offer extensive skiing and belong to the Evasion Mont-Blanc ski domain (445km of pistes). Both villages have a great selection of summer and winter activities and are situated just an hour's drive from Geneva airport and 25 minutes from Chamonix.



































