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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

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)

## Appt. Flocon

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

**120 000 €uros**



## Contact

Contact **Louise Belison** about this property.

**Tel:** +33 608092655

**Email:** [louise@alpine-property.com](mailto:louise@alpine-property.com)

# Key Features

|                                 |                         |
|---------------------------------|-------------------------|
| <b>Price</b>                    | 120 000 Euros           |
| <b>Status</b>                   | SOLD                    |
| <b>Last updated</b>             | 23/12/2024              |
| <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>               | 18.3 m²                 |
| <b>Heating</b>                  | Electric radiators      |
| <b>Chimney</b>                  | None                    |
| <b>Ski access</b>               | Ski bus                 |
| <b>Nearest skiing</b>           | 1 km                    |
| <b>Nearest shops</b>            | 2 km                    |
| <b>Garage</b>                   | None                    |
| <b>Drainage</b>                 | Mains drains            |
| <b>Annual charges</b>           | 1053.00 Euros           |
| <b>Number of lots</b>           | 124                     |
| <b>Procédure en cours</b>       | No                      |
| <b>Energy efficiency rating</b> | E (274)                 |
| <b>CO2 emissions</b>            | B (8)                   |
| <b>Agency fees</b>              | Paid by the seller      |

## Property Description

Discover this charming 18.26 m² (Carrez law - official measurement) studio ideally located in Saint-Gervais.

Nestled on the first floor, it features a large 15 m² terrace, perfect for enjoying sunny days and the magnificent view of the village and surrounding mountains. This prime location is a 10-minute walk from the Bettex gondola lift, providing easy access to the ski slopes and mountain activities.

Upon entering the apartment, you will be welcomed by an entrance area equipped with a bunk bed, optimizing the space to accommodate more sleepers. To the right, you will find a bathroom with a bathtub as well as separate toilet. The living area, bright and well-designed, includes a sofa bed for relaxation, a dining table for sharing meals, and a fully equipped kitchenette. Plenty of storage space is available to organize your belongings and equipment.

For ski enthusiasts, a ski locker is included with this property, making it easy to store your gear.

This studio is an ideal opportunity for those looking for a comfortable pied-à-terre in the heart of Saint-Gervais, with direct access to mountain activities and a stunning view of the village.

The property is covered by the copropriété rules.





















