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# Chalet Espan

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

**435 000 €uros**



## Contact

Contact **Jean-Christophe Skiera** about this property.

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# Key Features

<b>Price</b>	435 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	28/08/2012
<b>Area</b>	Mont Blanc
<b>Location</b>	St Gervais
<b>Village</b>	Saint Gervais les Bains
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Floor area</b>	118 m <sup>2</sup>
<b>Land area</b>	1579 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Open fire
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Espan is located in a quiet hamlet, 6km from Saint Gervais.

The chalet has a floor area of 118m<sup>2</sup>. The accommodation comprises on the ground level of living space with fireplace and dining area which opens onto the south facing terrace. There is also an independent fully-equipped kitchen, study, bathroom, separate WC and utility room. The 2 single garages on this level are accessed from outside.

The top floor has a mezzanine style landing and 3 bedrooms, 2 of which give onto the balcony.

The underground level is a large cave/basement.

Outside the chalet has a large garden and occupies a plot of land of 1579m<sup>2</sup>.









