



**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)

## Appt. Mirage

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

**230 000 €uros**



## Contact

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

**Tel:** +33 6 08 46 86 86

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

# Key Features

<b>Price</b>	230 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	10/05/2014
<b>Area</b>	Mont Blanc
<b>Location</b>	St Gervais
<b>Village</b>	Saint Gervais les Bains
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floor area</b>	50 m²
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Open fire
<b>Nearest skiing</b>	500 m
<b>Nearest shops</b>	980 m
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	573.00 Euros
<b>Annual charges</b>	372.00 Euros
<b>Number of lots</b>	TBC
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (280)
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

A beautifully presented 2-bedroom apartment close to the centre of St Gervais and it's ski lifts. Apartment Mirage has recently been refurbished to a high standard and offers a contemporary style combined with more traditional wood features, typical of high end properties in the area. From the oak floors and use of wood beams and panelling to the décor and use of space, this apartment has been well thought out and designed.

Located on the first floor of a 2 storey building, it overlooks the village as well as offering views of Mont Blanc and the glaciers of the Domes de Miage.

As you enter the property, you have a lovely porch decked out in old brushed wood with a useful storage cupboard and space to leave shoes.

The main living room has vaulted ceilings, access to the balcony facing into the village and a cosy fireplace.

The fully fitted kitchen is open planned with the lounge and has a breakfast bar, fridge-freezer, induction hob and oven.

There is a master bedroom with skylight windows, sloped ceiling and built-in wardrobe. This bedroom gives on to a private terrace of around 20m2 which is large enough for dining and sunbathing in the summer, or a great place for children to play.

A further bedroom offers room for a bunk or single bed and has a built-in wardrobe.

There is a shared shower room with washbasin and a separate WC with sink.

In addition, Mirage has a storage cellar and a private parking space in this small residence of just a handful of apartments.

The property is covered by the copropriété rules.





















