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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. La Comtesse, 4

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

**415 000 Euros**



## Contact

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

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# Key Features

<b>Price</b>	415 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	29/04/2014
<b>Area</b>	Mont Blanc
<b>Location</b>	St Gervais
<b>Village</b>	Saint Gervais les Bains
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	97 m²
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	900 m
<b>Nearest shops</b>	20 m
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	TBC
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

A 3 bedroom apartment in the new development 'la Comtesse' in the very heart of St Gervais village. It doesn't get any more central than this, yet this location is lucky enough to still be quiet and private. Situated just behind the church, la Comtesse is a traditional St Gervais style building of a couple of high-end apartments. It has access on it's doorstep to all amenities and just a walk across the new St Gervais bridge brings you to the ski lift which is also accessible with the free shuttle bus.

The Residence la Comtesse offers views towards Mont Joly mountain, and each unit has either a terrace or balcony which is south facing. All available options from the one bedroom to the 5 bedroom apartments can be found on our website.

The finish will include wooden parquet flooring in the living rooms and tiles in the other rooms. The bathroom suites are white and include a heated towel rail. The kitchen comes complete with built-in ceramic hob, sink, dishwasher and oven.

Apartment 4 has total area of 97m2 liveable space. It is located on the first floor and comprises:-

Entrance hallway with storage cupboard.

Master bedroom with ensuite shower and sink vanity.

2 further bedrooms with balcony access and built in cupboards.

Family bathroom with bath, WC and double sink vanity.

Separate WC.

Living- dining room with open planned kitchen. Access to South and Westerly facing balconies.

A garage can be purchased in the sale for an additional 15,000 Euros.

The property is covered by the copropriété rules.

## APPARTEMENT 4 : T4 AU 1<sup>ER</sup> ETAGE













