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# Appt. Eau des Cimes 001

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

**259 000 €uros**



## Contact

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

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# Key Features

<b>Price</b>	259 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	18/08/2016
<b>Area</b>	Mont Blanc
<b>Location</b>	St Gervais
<b>Village</b>	Saint Gervais les Bains
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Floor area</b>	46 m <sup>2</sup>
<b>Nearest skiing</b>	100 m
<b>Nearest shops</b>	300 m
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	12
<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

This programme of 12 apartments will benefit from easy access to the lift station which is just 100m away. A short walk across the new viaduct bridge of St Gervais will also bring you to the centre of the town and all its amenities, making this a very desirable location.

Modern build techniques ensure high specifications, efficient energy usage and a quality finish which are combined with the traditional alpine look and feel.

The apartments will include fitted kitchen and come with dishwasher, fridge, multifunction oven, recirculation-extractor hood and induction hob.

There will be laminated flooring throughout the bedrooms, and tiles in the main living space, bathrooms and hallways. Exterior decking, balconies and shutters will be finished in wood.

Bathrooms will come complete with vanity sink, and illuminated bathroom mirror and heated towel rail. Heating will be via radiators and is gas powered.

Each apartment will include a ski locker. There is a lift serving all floors.

In addition, the residence will have on offer a private parking space (5-6,000€) or underground garages (16-17,000€) available to purchase. These are not included in the apartment price.

As this is a new build, notary (stamp duty & solicitor) fees will benefit from the reduced applicable rate of 2.5%.

This listing is for apartment 001 at ground floor level, offering an exterior decking area on two sides and 46m<sup>2</sup> of liveable space. The apartment includes a main bedroom, a "cabine" room (box room), 2 bathrooms with shower, sink and WC. An open planned living space with kitchen looks out over the decking.

The property is covered by the copropriété rules.



NIVEAU	TYPE	LOGEMENT
Rez de Jardin	T2 + Cabine	001



#### TABLEAU DES SURFACES

Séjour - cuisine	18,22 m <sup>2</sup>
Chambre	10,54 m <sup>2</sup>
Cabine	4,09 m <sup>2</sup>
Entrée	6,62 m <sup>2</sup>
Salle de bain 1	4,25 m <sup>2</sup>
Salle de bain 2	2,36 m <sup>2</sup>

<b>TOTAL</b>	<b>46,08 m<sup>2</sup></b>
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Terrasse	12,94 m <sup>2</sup>
Jardin	1,51 m <sup>2</sup>

Facade Est



Facade Nord







