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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. Génépi

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

**155 000 €uros**



## Contact

Contact **Louise Belison** about this property.

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# Key Features

<b>Price</b>	155 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	15/02/2024
<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>	28.1 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Nearest skiing</b>	700 m
<b>Nearest shops</b>	300 m
<b>Drainage</b>	Mains drains
<b>Annual Taxes (est)</b>	676 Euros
<b>Taxe foncière</b>	605.00 Euros
<b>Annual charges</b>	1056.00 Euros
<b>Number of lots</b>	320
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (276)
<b>CO2 emissions</b>	B (8)
<b>Agency fees</b>	Paid by the seller

## Property Description

This 28m2 apartment is in a great spot in Saint Gervais. It is in a quiet residential area but close to all local amenities, shops and transport.

You will be immediately delighted to see the amount of light and charm of the living space. The windows let in lots of natural light, creating a welcoming and warm atmosphere. The apartment has been cleverly laid out, making the most of the space and enabling a sectioned off area to serve as a 'bedroom'. Off the corridor is a bathroom and separate toilet.

The light and airy living space can easily be laid out to suit your needs, with lots of flexibility depending on placement of furniture.

There is also a 'cave' (secure storage room) and a ski locker.

The property is covered by the copropriété rules.













