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# Appt. Clos de la Fontaine

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

**240 000 €uros**



## Contact

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

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# Key Features

<b>Price</b>	240 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	14/08/2015
<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>	44 m²
<b>Heating</b>	Underfloor heating
<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>	TBC
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	D (191)
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Apartment Clos de la Fontaine, is enviably situated at the base of the ski lift station, which means it's possible to walk to and from it in ski boots. It is also conveniently located via a short stroll across the new bridge to the centre of the village and all amenities. This makes it a very appealing ski apartment and would be a popular rental property.

The apartment is on the first floor of a building with a lift and is comprised as follows:-

Entrance

Living room with patio windows on to a south facing balcony.

Open planned fully fitted kitchen with induction hob, combi microwave-oven, dishwasher, extractor fan fridge with ice compartment.

Master bedroom with built-in storage.

Second bedroom

Bathroom with bath and sink and space and plumbing for a washing machine.

Separate WC.

The whole development has only been recently completed to a high standard and as such will benefit from today's excellent building requirements in regards to insulation. The communal areas are tastefully finished and there is a cave (cellar) for storage on the ground floor, making dropping off your ski equipment easy.

There are tiled areas in the lounge, kitchen , hallways and bathroom and parquet flooring in the bedrooms. There will be building under floor heating which will maintain a set temperature and individual radiators to use if required.

A private parking place is reserved for this apartment in the under ground car park. There is also the possibility to buy a closed garage if required.

The property is covered by the copropriété rules.























