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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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# Terrain des Pistes

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

**550 000 €uros**



## Contact

Contact **Sarah Watts** about this property.

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# Key Features

|                       |                         |
|-----------------------|-------------------------|
| <b>Price</b>          | 550 000 Euros           |
| <b>Status</b>         | SOLD                    |
| <b>Last updated</b>   | 06/09/2017              |
| <b>Area</b>           | Mont Blanc              |
| <b>Location</b>       | St Gervais              |
| <b>Village</b>        | Saint Gervais les Bains |
| <b>Land area</b>      | 4083 m <sup>2</sup>     |
| <b>Nearest skiing</b> | 750 m                   |
| <b>Nearest shops</b>  | 850 m                   |
| <b>Agency fees</b>    | Paid by the seller      |

## Property Description

This land is located very close to the home run of St Gervais so it would be possible to ski to the chalet when there is snow cover. It is also walking distance into town and set on the side of the slope overlooking the village with lovely view to the Fiz mountain through to the Domes de Miages.

With over 4000m<sup>2</sup> of land available, it opens up the opportunity for a number of chalets (up to 4) to be located in amongst the trees in a mini style development, or to build a couple of larger chalets which could then be divided into apartments.

Currently, there is a 185m<sup>2</sup> chalet on the land which is habitable and compromises a living room, 4 bedrooms, kitchen, bathroom, separate WC and shower room. There is also a basement with garage and further storage areas.

It must be noted that the chalet itself requires some significant underpinning works which are in the region of 180K€ and is why this is principally listing about the land for sale, which is highly valuable. This said, the chalet itself could be suitable for a buyer who wishes to undertake the remedial works and be surrounded by trees within the centre of the village.





















