



## House

SAINT GERVAIS LES BAINS (74)

**850 000 €\***

\* Agency fees to be paid by the seller



116 m<sup>2</sup>



5 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

What a magnificent view of the Dômes de Miage from the wooded garden! After the electric gate, once the car is parked in the 26m<sup>2</sup> garage, all you have to do is enjoy this beautiful half-level house from 1991 built on a beautiful flat plot of 1043m<sup>2</sup>. You will gather with your family around the pellet stove in the superb 26m<sup>2</sup> living room opening onto the 19m<sup>2</sup> veranda, facing South-West, offering ideal light. Direct access to the 10m<sup>2</sup> equipped kitchen will allow you to monitor the dishes that are simmering while following the conversations of your loved ones, right next door... It's late, we close the electric roller shutters in the house. The 4 bedrooms from 10 to 13.50m<sup>2</sup> will offer everyone a peaceful space for the night (additional heating by heat pump). The large, very functional 6m<sup>2</sup> bathroom and separate toilet will be great assets for your family. In the morning, hikers can join the mountain trails directly from the house or by taking the bus which stops just 2 minutes walk from the property (easy access to the center of St Gervais). The icing on the cake: for the summer, a large swimming pool with shelter of 8mX4m. What more could you wish for? Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



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## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 850071  
Property type ..... House  
Year of construction ..... 1990  
View ..... Vue dégagée, sur Montagne

### SURFACES

Living space ..... 116 m²  
Land surface ..... 1043 m²

### COMPOSITION

Number of rooms ..... 5  
Number of bedrooms ..... 4  
Toilets count ..... 1  
Washrooms ..... 1  
Balcony ..... 1  
Terrace ..... 1

### DPE/GES

DPE ..... 250  
GES ..... 7

### APPENDIX

Parking ..... extérieur  
Parking space ..... 3  
Garage ..... 2  
Cellar ..... 1  
Videophone ..... Non

### SERVICES

Air conditioning ..... Yes  
Heater ..... pompe à chaleur  
Kitchen ..... équipée  
Swimming-pool ..... Yes



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