

Les Gets, new development, 2-room apartment of 7444m on the 1st floor, with balcony, cellar, indoor and out



INFORMATION

Town:	Les Gets
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	74.28 m2
Outside Space:	9 m2

IN BRIEF

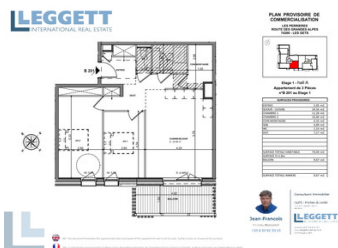
Nestling in the heart of the Haute-Savoie mountains, Les Gets is a veritable Alpine paradise.

This 7444 m² flat on the 1st floor faces south-east and has an 8.52 m² balcony. It comprises an entrance hall with a hallway leading to a spacious living room with open-plan kitchen (30.31 m²), two bedrooms, a cabin bedroom and two bathrooms with WC.

The flat has indoor and outdoor parking, as well as a ski locker.

This ski resort, part of the Portes du Soleil, Europe's second-largest ski area, is a magnet in summer and winter alike. It offers breathtaking panoramas between Lake Geneva and Mont Blanc, less than an hour from Geneva and 80 km from Annecy.

Our development is located at the entrance to Les Gets, opposite the ski lifts and along the Grandes



ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

.Our development is located at the entrance to Les Gets, just a short walk from the Les Perrières chairlift and along the Grandes Alpes road. This fast-growing area, with a number of local shops, is distinguished by its new, low-rise buildings, carefully designed to preserve the magnificent views of the surrounding mountains and their ever-changing vegetation.

In keeping with the warm atmosphere of the village of Les Gets, the interiors of the residence have been designed to provide a unique and welcoming setting. Inspired by the traditional alpine farmhouses of Haute-Savoie, the decoration of each flat has been carefully thought out, down to the smallest detail.

Located at the gateway to Geneva, in a cross-border setting with breathtaking panoramic views, this residence blends harmoniously with the authentic architecture of the resort of Les Gets. It offers 26 flats, from T2 to T4, all with basement parking and access to an outdoor car park. Delivery in the 2nd quarter. 2026 ,

This is a rare development on the market in Les Gets, where demand is extremely high from both French and international clients.

For those looking for a rental investment, these flats offer enormous potential. Buyers can reclaim the 20% VAT on a pure rental scheme.

Les Gets nestles in a mountain setting, between forests and peaks, easily accessible to visitors from all over the world. Situated halfway between Mont Blanc and Lake Geneva, at an altitude of 1200 metres, the warm welcome from the locals and the friendly atmosphere...

LOCAL TAXES

Taxe habitation: EUR

NOTES