

Ref: A36750|EH74

Price: 499 000 EUR

agency fees to be paid by the seller

Top floor apartment of 96m2 for sale in Les Gets on the route des Chavannes, south facing balcony and parkings



INFORMATION

Town: Les Gets

Department: Haute-Savoie

Bed: 4

Bath: 3

Floor: 96 m²

Plot Size: 0 m2





IN BRIEF

located in Les Gets in the impressive Portes du Soleil ski area.

This spacious flat occupies the entire top floor of a chalet-style building.

It offers 96 m^2 under Carrez law, plus a further 33 m^2 under a height of 1.80 m, giving a total floor area of around 130 m^2 .

The entrance is via a lower level, served by a private staircase that leads to a vast open-plan living area, organised around a central fireplace. From here, you have access to a large south-facing balcony, four bedrooms, two bathrooms and a shower room.

Offered at an attractive price, this is your chance to add your own personal touch by redesigning the layout to suit your personal taste. This flat with its many possibilities is sure to win you over with its spaciousness.

To add to its appeal, the flat also...

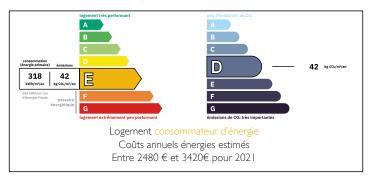








ENERGY - DPE



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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.





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LOCAL TAXES

Taxe habitation:

EUR

NOTES

DESCRIPTION

Located on the Route des Chavannes, between the village center, the golf course, and the ski slopes, this apartment occupies the entire top floor of an intimate building with only five spacious units.

It offers 96 m² of living space under the Carrez law, with an additional 33 m² of supplementary space.

The property is sold unfurnished and includes a large indoor parking space, an outdoor parking spot, and a generous private cellar. Residents also enjoy access to a shared garden.

This flat undoubtedly represents an attractive opportunity. It could do with a refurbishment, but you also have the option of moving in as it is or customising it to your own image, according to your wishes and needs.

The free shuttle bus passes right in front of the residence, offering easy access to the huge Portes du Soleil ski area. "Return to the chalet via the hiking trail, skis on."

Les Gets, a dynamic Alpine village

Les Gets has been awarded the "Qualité Tourisme" and "Famille Plus" labels, and combines the authentic charm of a traditional Savoyard village with modern, high-performance facilities. Nestling at an altitude of 1200 metres, the village is easily accessible from Geneva or Annecy, and enjoys a privileged location between Lake Geneva and Mont Blanc.

In winter:

Les Gets is part of the Portes du Soleil, the second largest ski area in Europe, with 650 km of pistes spread over 12 resorts straddling France and Switzerland. Skiing, snowboarding, snowshoeing or simply strolling through the enchanting...