

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



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.

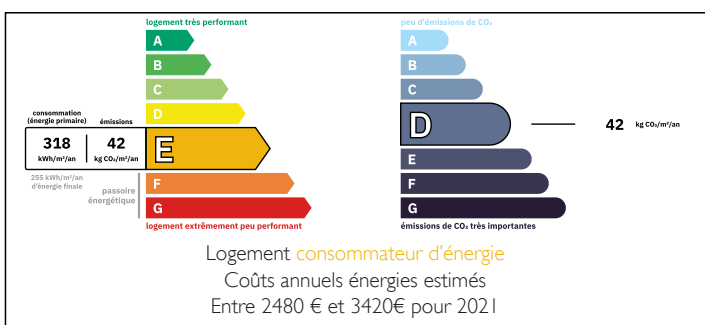
This spacious apartment occupies the entire top floor of a chalet-style building.

It offers 96 m² under Carrez law, plus a further 33 m² under a height of 1.80 m, giving a total floor area of around 130 m².

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.

ENERGY - DPE



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

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 apartment is located in a chalet that was once a vacation home in the 1970s and is undoubtedly an attractive opportunity. It could use some refreshing, but you also have the option of moving in as is, personalizing it to your liking, or modernizing it to improve its comfort and optimize its rental potential. Exterior work will need to be considered in consultation with the co-ownership association in order to improve the aesthetics of the chalet.

The chalet enjoys a particularly strategic location, offering several convenient access points in the immediate vicinity. An electric bike station is located right next door, allowing you to quickly and easily reach the village center during the summer season. Shuttles, which run in both winter and summer, pass in front of the residence and provide easy access to the vast Portes du Soleil ski area and the heart of the village. Finally, at the foot of the chalet, a footpath that can be used in winter for a "ski-in, ski-out" return...

NOTES