

2-bedroom apartment near the centre of Les Gets



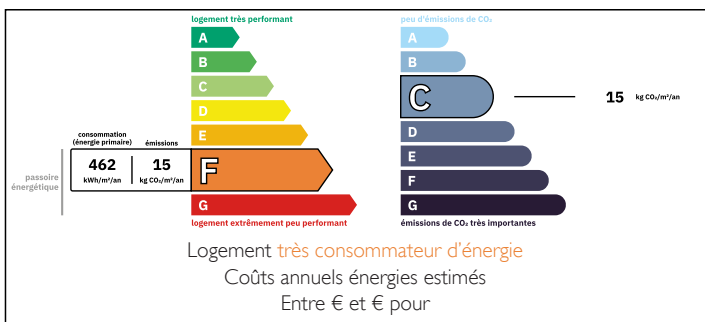
INFORMATION

Town:	Les Gets
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	58 m2
Plot Size:	0 m2

IN BRIEF

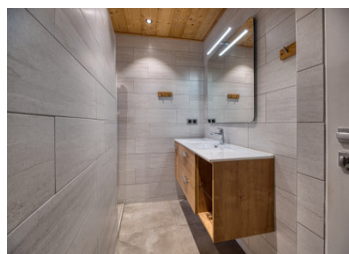
Ideally located on the main street of Les Gets resort, in the heart of the action and a stone's throw from the shops, restaurants and ski lifts of the Portes du Soleil ski area, this 58 m² two-bedroom apartment, part of a 13-unit co-ownership, enjoys a sought-after location. Completely renovated with care in 2022, it offers a functional and harmonious layout. On the ground floor, it has a practical entrance hall, an open-plan fitted kitchen, two comfortable bedrooms, a modern shower room, two WCs and a private parking space. Sold furnished, it is ready to welcome its new owners immediately. This rare property is an excellent opportunity, both as a rental investment and as a second home. More photos and 360° views available on request.

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

Discover this charming 3-room, 58m² apartment, fully renovated in 2022, ideally located in Les Gets. It is part of a small, well-maintained residence with 13 units. This dynamic alpine village, certified 'Qualité Tourisme' and 'Famille Plus', perfectly combines Savoyard authenticity with modern, high-performance infrastructure. Nestled at an altitude of 1,200 metres, Les Gets is easily accessible from Geneva or Annecy, benefiting from a privileged location between Lake Geneva and the majestic Mont Blanc.

In winter, Les Gets is part of the Portes du Soleil, the second largest ski area in Europe. With 650 km of slopes across 12 French and Swiss resorts, it is a paradise for skiing, snowboarding, snowshoeing or simply strolling through an enchanting winter landscape. The perfectly organised network of ski lifts ensures smooth traffic flow and easy access to all slopes.

In summer, the area is transformed into a playground for outdoor enthusiasts. Mountain bikers will find exceptional downhill trails, accessible directly from the ski lifts. There are endless options for enjoying the summer season: hiking, golf, swimming in the lake, rafting, yoga, spas, or simply relaxing in the heart of unspoilt nature.

All year round, Les Gets shines with its lively and warm atmosphere. Its restaurants, bars, shops, weekly markets, agricultural fairs and various cultural events bring the village to life, offering a rich and friendly local life.

Whether under the summer sun or winter snow, Les Gets and the Portes du Soleil promise an unforgettable experience for all generations, whether you are...

LOCAL TAXES

Taxe foncière: 567 EUR

Taxe habitation: EUR

NOTES