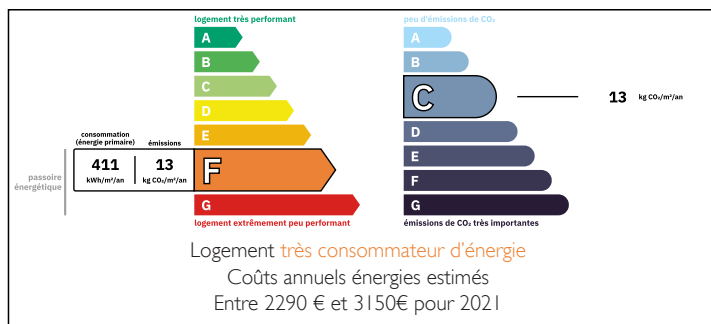


Four bedroom chalet in a quiet location with fabulous mountain views. Just 3 km outside Les Gets.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Les Gets
Department:	Haute-Savoie
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	487 m2

IN BRIEF

Boasting stunning mountain panoramas at the front and serene forest views at the rear, this cosy chalet is located in a small hamlet between Les Gets and Taninges. The Perrières ski lift in Les Gets, which gives access to the expansive Portes du Soleil ski domain, is just five minutes drive away.

The property has been fully renovated internally to a high standard and a new roof was added in 2021.

Summary

Ground floor:

Front entrance, lounge/dining area with wood-burning stove, double bedroom with ensuite shower, rear entrance area, utility room, office/small bedroom, WC

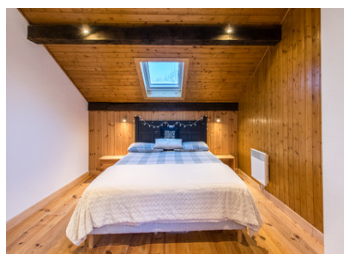
First floor:

Large living space with kitchen, dining area and living room including a Juliette balcony, large double

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.

located farther from the ski lifts in...



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Situated just 3 km from Les Gets in a quiet location away from the main road, the chalet enjoys unobstructed mountain views. The property has been tastefully renovated throughout while retaining the chalet's original features.

The ground floor has front and rear entrances — one leading to a spacious and inviting living/dining room with a wood-burning stove and the other to an entrance hallway/boot room. Adjacent to the living room, you will find a double bedroom with an ensuite shower and WC. Also on this level, there is a convenient utility room and an office area which could also be used as a fourth bedroom plus a separate WC.

On the upper floor, you'll find large open plan living space, complete with a fully equipped kitchen newly fitted just 12 months ago. This level also features a spacious bedroom with a dressing area, a twin bedroom, a modern bathroom with an overhead shower and a separate WC.

Furthermore, its flexible internal layout presents ample opportunities for reconfiguration if required.

The roof was fully renovated in 2021 and re-insulated. Numerous skylights were also added to ensure ample natural light throughout the day.

The property offers two outdoor parking spaces and a garden 'mazon' with electricity, which can be transformed into a garage if required.

****Easy access to Geneva (50 km) and the Arve and Giffre valleys.****

This area is just as popular in the summer with numerous activities and festivals all season long. Check out the Les Gets and Praz de...