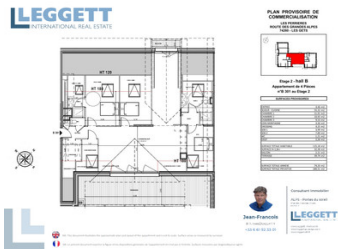


Les Gets, new development, 4 rooms of 113.78 m , 2 floors, with terrace, cellar, indoor and outdoor parking.



## INFORMATION

Town:	Les Gets
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	113.78 m <sup>2</sup>
Outside Space:	36 m <sup>2</sup>



## IN BRIEF

This superb, south-east-facing, 2nd-floor flat offers 113.78 m<sup>2</sup> of living space and an incredible 35.91 m<sup>2</sup> terrace. It offers an entrance hall with a corridor and dressing room leading to a vast 55.32 m<sup>2</sup> living room with open-plan kitchen, three bedrooms, a mountain area and two bathrooms.

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



## ENERGY - DPE

DPE not required.

This ski resort, nestled in the heart of the Haute-Savoie mountains, is part of the Portes du Soleil, Europe's second largest ski area. It offers breathtaking panoramas between Lake Geneva and Mont Blanc, less than an hour from Geneva and 80km from Annecy.

This new development is located at the entrance to Les Gets, opposite the Les Perrières ski lifts. This

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