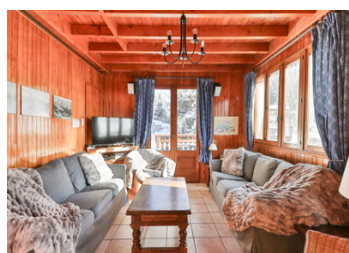
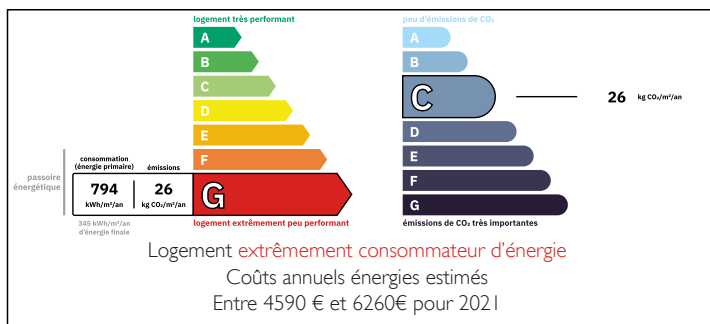


Six bedroom south-east facing chalet with garden. Easy walking distance to the centre of Les Gets.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Les Gets
Department:	Haute-Savoie
Bed:	6
Bath:	3
Floor:	120 m2
Plot Size:	381 m2

IN BRIEF

NOW SOLD BY LEGGETT

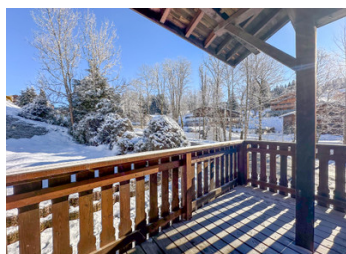
Traditional chalet located just 400 m from the Perrières ski lift and 700 m from the centre of Les Gets. The ski bus stops 20 m from the front door providing easy access to Morzine, Avoriaz and other resorts in the Portes du Soleil as well.

Summary

- Top floor: Bathroom, 3 double bedrooms, two of which have ensuite showers. All bedrooms have washbasins and storage cupboards under the eaves.
- Middle floor: Living room/dining room leading to terrace area and wrap around balcony (21 sq m), kitchen, bunk bedroom, wc.
- Lower floor: Double bedroom with basin and shower, single bedroom with basin, boiler room,

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

This six bedroom classic chalet is located in the ever popular Les Gets mountain resort. Les Gets has grown from a small village and ski station into one of the leading winter and summer resorts in the Haute-Savoie.

In summer, Les Gets and the Portes du Soleil are a hub for outdoor activities, including hiking, mountain biking, golf, and white-water rafting. The town also boasts a vibrant atmosphere, with a range of restaurants, bars, and shops, as well as a weekly market, traditional farmers' fairs, and lively events throughout the year.

The Portes du Soleil encompasses 12 resorts spread across France and Switzerland, offering over 650 km of ski slopes to suit all levels of skiers and snowboarders. The region is well-connected by a comprehensive lift system, making it easy for visitors to explore the diverse range of slopes on offer.

Whether visiting in winter or summer, Les Gets and the Portes du Soleil are sure to provide a memorable experience for visitors of all ages.

Geneva: 50 kms

Official habitable space 77 sq m. On the ground floor: bedrooms, shower room and boiler room are not included in the official floor space.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES