

South-facing 5 bedroom chalet with self contained 1 bedroom apartment beside the ski bus stop, Les Gets.



INFORMATION

Town:	Les Gets
Department:	Haute-Savoie
Bed:	6
Bath:	6
Floor:	160 m ²
Plot Size:	630 m ²



IN BRIEF

With stunning mountain views, this impressive 5 bedroom chalet is blessed with abundant natural light and features a spacious open-plan living space.

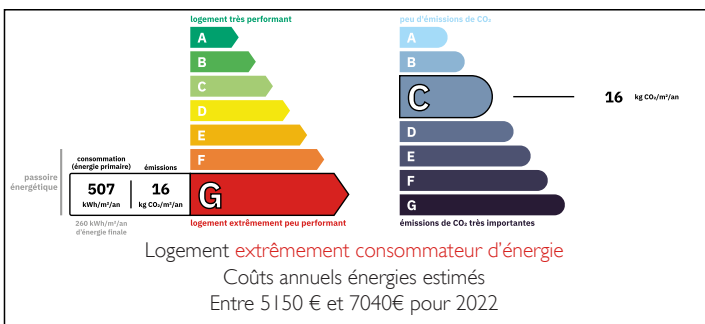
Conveniently located near a ski bus stop for PdS access, it includes a privately accessed 1 bedroom apartment and ample storage. It is ideal as a primary or secondary residence.

Perrières ski lift: 1.5 km

Summary

- 1st floor: entrance hallway leading to open plan kitchen, lounge, dining area & terrace and lawn. Three double/twin bedrooms all with private shower rooms/wc.
- 2nd floor: stairs leading to a large landing with small lounge/TV area; large double bedroom with

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

This five bedroom classic chalet is located in the ever popular Les Gets mountain resort. The Perrières Express ski lift is just 1.5 km from the chalet and the ski bus stop / night bus stop are opposite.

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The energy rating could be improved to an E with around 15 000 Euros investment.

Current average electricity costs to run the chalet, approximately €3600 per year which includes running the hot tub.

The Area

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...

LOCAL TAXES

Taxe habitation: EUR

NOTES