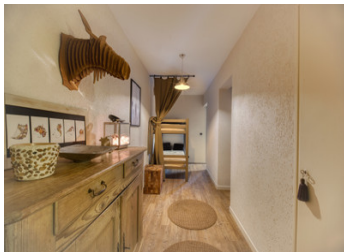


A 57 m 2-room apartment for sale in the centre of Les Gets, in the heart of the Portes du Soleil.



INFORMATION

Town:	Les Gets
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	56.69 m2
Outside Space:	4 m2



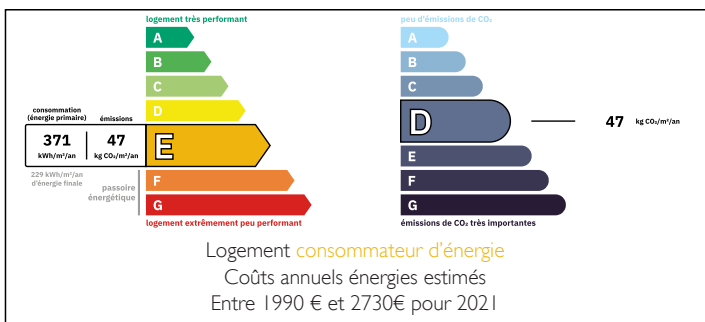
IN BRIEF

Located in Les Gets, at the heart of the remarkable Portes du Soleil ski area, this charming flat enjoys a privileged location in the hyper-centre of the resort, with quick access to the ski lifts and ski school.

Positioned on the 2nd floor on the SOUTH-EAST facade, it offers a bright 56.34 m². The layout comprises an entrance hall opening onto a corridor that leads to two bedrooms, a bathroom, separate WC, as well as a main living area with an open-plan kitchen and its balcony.

Completely renovated in 2012, it is in excellent condition throughout. The double-glazed windows and external insulation ensure optimum comfort. Underfloor heating with additional convector heaters. The flat is sold fully furnished and has a ski locker in the basement.

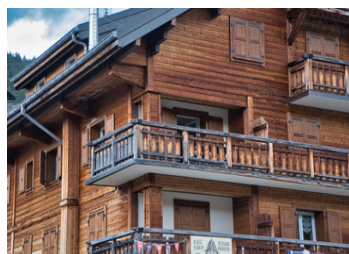
ENERGY - DPE



This flat is undoubtedly a rare opportunity, ideal for

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.



LOCAL TAXES

Taxe foncière: 737 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Les Gets, a "Qualité Tourisme" and "Famille Plus" accredited village, combines the authentic charm of a traditional Savoyard village with modern, high-performance facilities. Nestling at an altitude of 1200 metres, the village is easily accessible from Geneva or Annecy, and enjoys a privileged location between Lake Geneva and Mont Blanc.

In winter:

Les Gets is part of the Portes du Soleil, the second largest ski area in Europe, with 650 km of pistes spread over 12 resorts straddling France and Switzerland. Skiing, snowboarding, snowshoeing or just strolling through the enchanting scenery: there's something for everyone. The network of ski lifts is perfectly organised, ensuring smooth traffic flow and easy access to the different slopes.

In summer:

The area is a veritable paradise for outdoor activities. Mountain bikers will find it an exceptional playground, with numerous downhill slopes accessible by ski lift. Hiking, golf, swimming in the lake, rafting, yoga, spas or simply relaxing in the heart of an unspoilt natural environment: there are plenty of options to make the most of the summer months. Throughout the year, Les Gets offers a lively and friendly atmosphere, with its restaurants, bars, shops, weekly markets, agricultural fairs and varied cultural events.

Whether in winter or summer, Les Gets and the Portes du Soleil promise an unforgettable experience for young and old, sports enthusiasts and relaxation seekers alike.

Co-owned building of 1 units

Provisional annual charges: 1126€

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