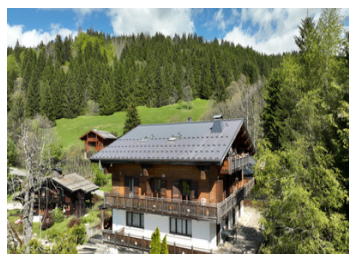


Top floor apartment of 96m2 for sale in Les Gets on the route des Chavannes, south facing balcony and parking



INFORMATION

Town:	Les Gets
Department:	Haute-Savoie
Bed:	4
Bath:	3
Floor:	96 m2
Plot Size:	0 m2

IN BRIEF

located in Les Gets in the impressive Portes du Soleil ski area.

This spacious flat occupies the entire top floor of a chalet-style building.

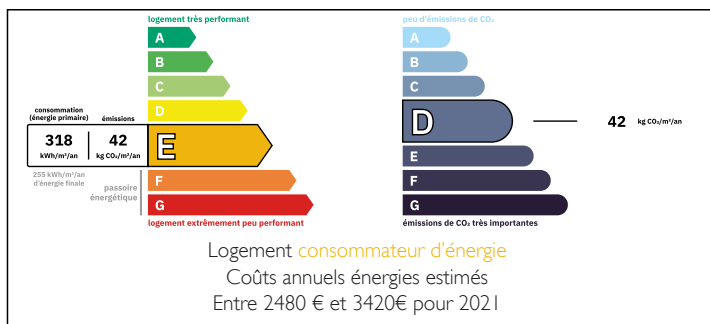
It offers 96 m² under Carrez law, plus a further 33 m² under a height of 1.80 m, giving a total floor area of around 130 m².

The entrance is via a lower level, served by a private staircase that leads to a vast open-plan living area, organised around a central fireplace. From here, you have access to a large south-facing balcony, four bedrooms, two bathrooms and a shower room.

Offered at an attractive price, this is your chance to add your own personal touch by redesigning the layout to suit your personal taste. This flat with its many possibilities is sure to win you over with its spaciousness.

To add to its appeal, the flat also...

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Located on Route des Chavannes, between the heart of the village and the golf course, this spacious flat occupies the entire top floor

This flat undoubtedly represents an attractive opportunity. It could do with a little refurbishment, but you also have the option of moving in as it is or customising it to your own image, according to your wishes and needs.

The free shuttle bus passes right in front of the residence, offering easy access to the huge Portes du Soleil ski area.

Les Gets, a dynamic Alpine village

Les Gets has been awarded the "Qualité Tourisme" and "Famille Plus" labels, and 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 simply 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 becomes a veritable paradise for outdoor activities. Mountain bikers will find it an exceptional playground, with numerous downhill runs accessible by ski lift. Hiking, golf, swimming in the lake, rafting, yoga, spas or simply relaxing in the heart...