

Opportunity to own an exceptional 3 bedroom apartment in a prestigious new development in Les Gets.



## INFORMATION

Town:	Les Gets
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	90 m2
Outside Space:	10 m2



## IN BRIEF

\*\*Other options available from 1 to 4 bedroom on request. Contact us for more details.\*\* A superb second floor off plan apartment in a great location. This 3 bedroom new build apartment is in a high quality residence in Les Gets. The apartment has a west facing balcony, private parking, use of a ski room and a bike store. It is close to transport links and to the centre of the village. The residence is only 3 minutes walk to the chairlifts and at the foot of the ski pistes – ideal for seasonal rental. Eligible for tax reductions (Pinel) for fiscal residents. Can be sold FREEHOLD or with a commercial lease allowing for flexible personal occupation and a return on investment. Delivery due End 2024.

## 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

THE APARTMENT ref: 426B

- Entrance : 3.7 m2
- Living room/kitchen : 38.5 m2
- Bedroom 1 : 10 m2
- Bedroom 2 : 11 m2
- Bedroom 3: 9.5 m2
- Shower room 1: 5.5 m2
- Shower room 2: 4.5 m2
- Separate WC
- Hall : 5 m2
- South-west terrace: 10 m2
- A cellar on the landing
- Electric heating (T3+ individual gas heating)

High quality fixtures and fittings include reinforced isophonic and thermal insulation, large format grey stoneware floor tiles, laminated parquet in the bedroom, quality bathroom fixtures including; above sink mirror with lighting and a heated towel rail. On the landing is a storage cupboard. For your security there are electric roller blinds, colour videophones and a security alarm.

The area:

As part of the "Portes de soleil" Les Gets gives access to:

650 km of ski slopes

600 km of VTT paths, Les Gets has been selected as the centre for preparation for the VTT cross country games for the 2024 Olympics.

470km of hiking trails

195 ski lifts

30 ski zones: snow parks, boarder-cross, ski-cross, recreational spaces, rando-parks

2 countries France and Switzerland

12 stations

90 restaurants at altitude

Les Gets offers a variety of activities and sports in winter: all levels and types of skiing, ice skating, tobogganing,...

## NOTES