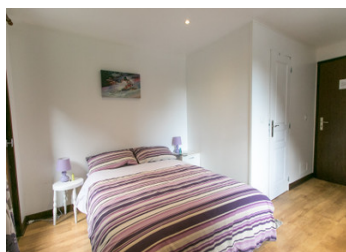
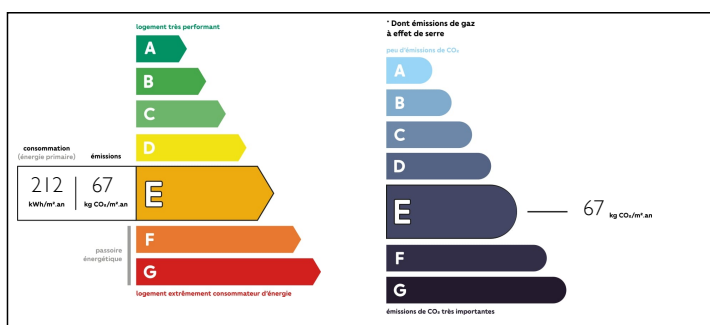


For sale, a characterful 6 bedroom Auberge / house and converted barn just 3km outside of Les Gets.



ENERGY - DPE



INFORMATION

Town:	Les Gets
Department:	Haute-Savoie
Bed:	6
Bath:	6
Floor:	250 m2
Plot Size:	2062 m2

IN BRIEF

With Les Gets skiing, summer activities and attractions within easy reach, at just 1800 € per sq metre, this charming property is a very affordable proposition with ample accommodation ideal for friends and family, or as a guest house. There is a local bus service and during summer one can walk to Les Gets through the forest. MAIN HOUSE Ground floor: • Large living room, dining area and bar • Large kitchen • Hallway, hand basin, WC, cupboard and cloakroom area 1st floor: • Hallway • 4 fully renovated and redecorated ensuite double bedrooms, three with balconies • Large storage cupboards 2nd Floor (currently owner's accommodation): • Hallway • Double bedroom with hand basin and shower room, WC opposite • Storage room • Double bedroom with dressing area / bath & shower room, WC • Storage space CONVERTED BARN (35 m2) with wood-burning stove & terrace PLUS: Ski room • Garage • Boiler room EXTERIOR • Rear garden, large road-side

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

****Contact us for floor plans and more photos****

The Auberge, located on the main route between Taninges and Les Gets, has a fascinating history.

The current owners spend their winters and summers in the Auberge, inviting friends and family to stay. The bedrooms on the middle floor are all ensuite and fully renovated to a high standard. Two further double bedrooms are located on the top floor of the main residence.

The barn could be converted into a family suite with the addition of a kitchen, shower and WC.

Nearby skiing:

1.) Les Portes du Soleil (5 min drive): Les Portes du Soleil is one of the largest linked ski areas in the world with 12 stations that lie between France and Switzerland including Avoriaz, Châtel, Les Gets, Morzine, Morgins, Champéry, Torgon, Les Crosets and Champoussin in the Val-d'Illeiz.

2.) Praz de Lys–Sommand (10 min drive): The small ski station at Praz de Lys provides a delightful alternative to its more famous neighbours. Located an altitude of 1500m, with a top station of 2000m, it has an enviable snow record for a lesser known resort. The resort has Alpine skiing and extensive cross country skiing. In summer, the hiking is fabulous.

3.) The Grand Massif (15 min drive): The closest access point is from the cable car in the village of Morillon. The ski area consists of Samoëns, Les Carroz, Morillon, Sixt Fer à Cheval and Flaine and has 265km of pistes. With a top station of 2500 metres, mostly north-facing...

NOTES