

Modern three bedroom apartment with garden for sale in the heart of the charming hamlet of Gys in Le Biot.

EXCLUSIVE

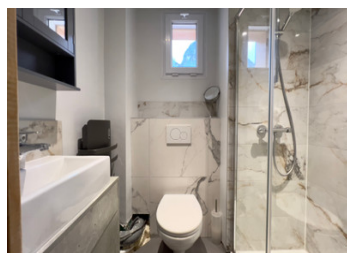


INFORMATION

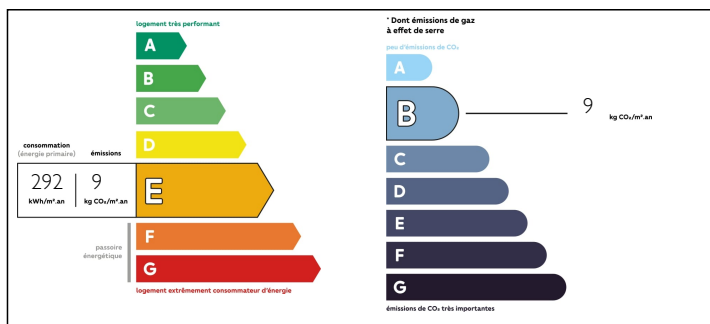
Town:	Le Biot
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	58 m2
Plot Size:	0 m2

IN BRIEF

This three bedroom apartment benefits from mountain views over the river Dranse towards La Baume. It occupies the upper floors of a modern Savoyard chalet and is one of only two independent apartments in the building.



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

Access to the apartment is via the balcony, with the entry door opening into a spacious open plan living space with kitchen and dining areas.

The kitchen is light and airy and fitted with ample cabinetry. The sitting room area benefits from a wood burning stove and views across the valley towards La Baume.

Also to this level is a spacious double bedroom and shower room with w.c.

A staircase leads from the living room to the upper level, offering a further double bedroom, a single bedroom and a further shower room with w.c.

Externally the apartment enjoys a private garden with terrace. A large cave offers ample storage. Car parking is available for up to 3 vehicles.

The village of Gys sits below Mont Ouzon in the commune of Le Biot, a traditional mountain village in the heart of the Portes du Soleil. It has a thriving primary school, a bar/restaurant, a bakery and a post office. It is 15 minutes by car (11km) to Morzine.

Le Biot is located between the spa towns of Thonon-les-Bains, Evian-les Bains and the ski and summer resort town of Morzine/Avoriaz. Skiing in the vast Portes du Soleil domain is on the doorstep and those wishing to relax by the warmer waters of Lake Geneva or participate in the summer water sports can be down on Lake Geneva within 20mins (17km).

For skiers, particularly those with families, Le Biot is a paradise. Not only does owning here...

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