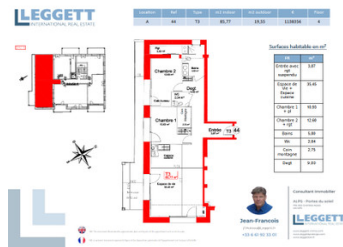


Les Gets, new development, 3-room flat of 85.77 m on 4th floor, with terrace, indoor parking.



INFORMATION

Town:	Les Gets
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	85.96 m2
Outside Space:	20 m2

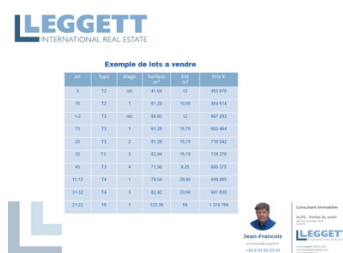


IN BRIEF

Located in one of the most popular resorts in Haute-Savoie, between Lake Geneva and Mont Blanc, this exceptional flat in Les Gets offers a unique setting. Nestling on the slopes of Mont Chéry, this south-facing residence enjoys a rare location in a protected area where no building is allowed.

This superb 85.77 m² flat, located on the 4th and top floor and facing south-west, has a superb 19.55 m² terrace. It comprises an entrance hall, a spacious 35.95 m² living room with open-plan kitchen, two bedrooms, a mountain corner, a bathroom and a separate WC. indoor and outdoor parking and a ski locker complete this property.

This resort, part of the Portes du Soleil, Europe's second largest ski area, offers spectacular views in summer and winter alike. Less than an hour's drive from Geneva. You'll be ideally connected

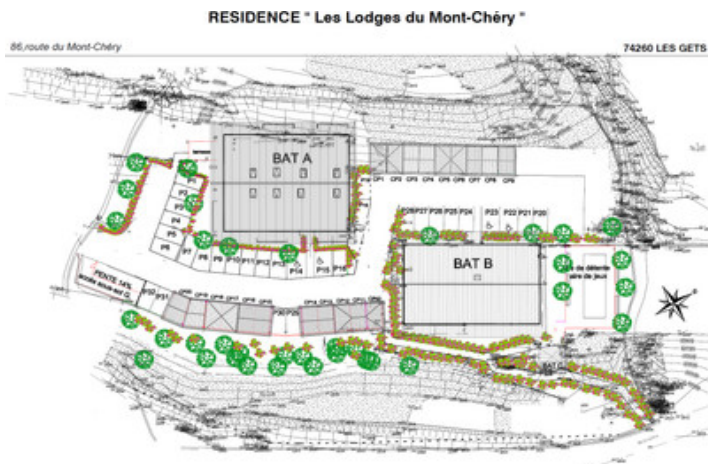


ENERGY - DPE

DPE not required.

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.



NOTES

DESCRIPTION

This exceptional residence, located directly on the Mont Chéry ski slopes, offers a privileged setting for lovers of peace and privacy, while still being close to all amenities. South-facing for optimum sunshine.

Skis in hand: head straight from your residence to the slopes of the Portes du Soleil².

The project, a prestigious renovation of a former holiday camp, features traditional wood and stone architecture that blends perfectly into the mountain setting. Designed by an experienced architect, it combines the charm of the surroundings with modern, top-of-the-range features.

The residence offers 27 luxury flats from T2 to T6, with floor areas ranging from 42 to 123 m². Each flat has been designed to offer comfort and refinement:

Fully-equipped kitchen and bathroom.

Underfloor heating for optimum comfort.

Connected home automation.

Balcony or terrace for uninterrupted views of the slopes and village.

Garage, bike room and ski locker for your convenience.

Digital code access and videophone for added security.

The Lodges du Mont Chéry, nestling in one of Haute-Savoie's most popular resorts, enjoys a rare and exclusive location between Lake Geneva and Mont Blanc, in an area where land cannot be built on.

Les Gets, a dynamic Alpine village

Les Gets has been awarded the 'Qualité Tourisme' and 'Famille Plus' labels, combining the picturesque charm of a traditional village with modern facilities. At an altitude of 1200 metres, the village is easily accessible from both Geneva and Annecy.

It offers a multitude of activities for all ages and tastes: