

Spacious 3 bedroom 1st floor apartment in the heart of Les Gets, close amenities, including the ski lifts.

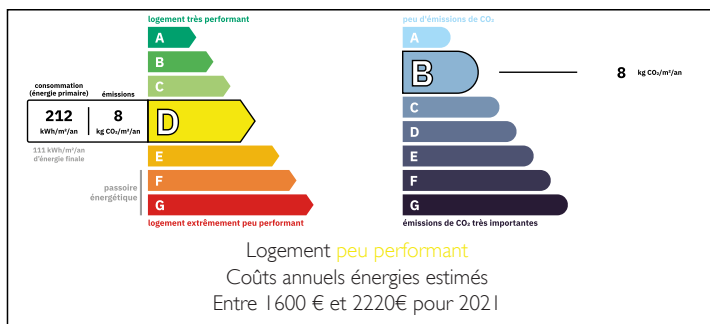


EXCLUSIVE

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ENERGY - DPE



INFORMATION

Town:	Les Gets
Department:	Haute-Savoie
Bed:	3
Bath:	1
Floor:	81 m ²
Outside Space:	10 m ²

IN BRIEF

The residence is ideally located in the centre of Les Gets, just moments from shops, bars restaurants and of course the ski lifts providing access to the impressive Portes du Soleil ski domain.

Due to upcoming regulatory changes in France that favour electric heating, the property's energy rating is expected to improve from E to D as of January 1st, 2026.

Recent updates include a new kitchen, bathroom and refreshed interiors.

The bright open-plan living space and the large south-facing balcony enhances its appeal. With a generous floor space and recent exterior work (including terrace undersides repainted), the property presents well and holds strong potential for rentals.

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 Area

Les Gets has grown from a small village and ski station into one of the leading winter and summer resorts in the Haute-Savoie.

In summer, Les Gets and the Portes du Soleil are a hub for outdoor activities, including hiking, mountain biking, golf, and white-water rafting. The town also boasts a vibrant atmosphere, with a range of restaurants, bars, and shops, as well as a weekly market, traditional farmers' fairs, and lively events throughout the year.

The Portes du Soleil encompasses 12 resorts spread across France and Switzerland, offering over 650 km of ski slopes to suit all levels of skiers and snowboarders. The region is well-connected by a comprehensive lift system, making it easy for visitors to explore the diverse range of slopes on offer.

Whether visiting in winter or summer, Les Gets and the Portes du Soleil are sure to provide a memorable experience for visitors of all ages.

Geneva: 50 kms

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 906 EUR

Taxe habitation: 1886 EUR

NOTES