LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43405JST74 Price: 645 000 EUR

agency fees to be paid by the seller

South-facing 3-bed chalet. Flexible layout, alpine views & quiet location. Just 1.5 km to Perrières ski lift.







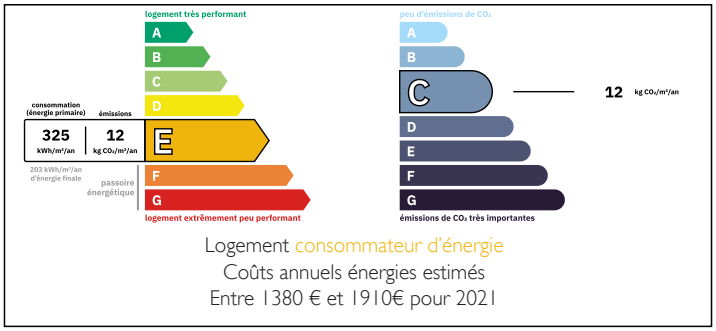








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1380 € et 1910€ pour 2021

INFORMATION

Town:	Les Gets
Department:	Haute-Savoie
Bed:	3
Bath:	3
Floor:	127 m2
Plot Size:	840 m2

IN BRIEF

This charming chalet, over 3 levels, is located in a tranquil area with convenient access to the centre of Les Gets (2.5 km), ski bus stop & pistes. The property also includes a beautiful 'mazot'.

Free ski bus & evening bus nearby

It boasts ample outdoor space for alpine living, including 2 terraces and a balcony to make the most of the southerly mountain views.

Summary

• First floor (c. 46 sq m): terrace; entrance porch; open plan kitchen/dining area, with a wood-burning stove; living room; shower room with wc; south-facing balcony leading to a large terrace.

• Second floor (c. 40 sq m): bedroom/office area; double bedroom; bathroom with wc; 3 storage cupboards under the eaves.

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.

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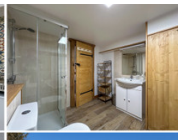
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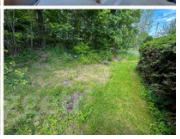


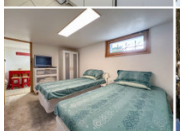


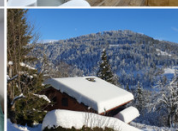












NOTES

DESCRIPTION

This classic alpine chalet is in good condition throughout and could be extended if required as the land is constructible. The roof was replaced in recent years and the facades repainted. It features a large garden, a terrace of 40 sq m, workshop areas and a charming 'mazot' with electricity which is currently used as a gym.

The chalet is located on the Mont Chéry side of Les Gets, providing stunning views across Les Gets and the surrounding mountains. To access the pistes and Les Gets, the ski bus stop is nearby and it's worth noting that a night bus also runs.

Contact us for more photos, floor plans and an EyeSpy 360° tour

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

In the summer, Les Gets, Morzine and the Portes du Soleil are a hub for outdoor activities, including hiking, mountain biking, golf, and white-water rafting. There is also a supervised summer swimming lake 3.5 km away which is accessible by bus.

Les Gets has 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...