



Les Gets - T3 apartment of 57.66 m<sup>2</sup> total surface area (31.41 m<sup>2</sup> Carrez law) - 2 Bedrooms - 2 steps from the village center - Quiet

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SELLING PRICE : €347,000

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SOLE AGENCY

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294 Rue du Centre  
74260 LES GETS



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## DESCRIPTION

170 m from the market square and 500 m from the snow front, on the top floor of a building from the 60s, discover this T3 attic apartment including: a kitchenette, a living room facing North-West, two double bedrooms, a bathroom water and a toilet.

Possibility of acquiring the adjoining apartment and forming a space of around one hundred sq m (approximately 58 sq m of living space) for a beautiful renovation project.

Parking in a private courtyard car park.

Ideal for investors and socio-professionals.

# FEATURES

Type de bien:	Apartment	Surface:	31.41 m <sup>2</sup>	Terrain:	-
Charges:	€2,123.60	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	16	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	3 rooms
NB de chambres:	2 bedrooms	Honoraire à la charge:	from the seller		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : G 624kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : G kg CO<sub>2</sub>/m<sup>2</sup>.an

High energy consumption

Estimated amount of annual energy expenditure for standard use:  
entre \$1,530.00 et \$2,120.00

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