



Les Gets - Apartment in center - T3 - Duplex de 54 sqm (surf tot 62 m<sup>2</sup>)

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SELLING PRICE : €650,000

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294 Rue du Centre  
74260 LES GETS



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## DESCRIPTION

Located close to the Chavannes ski slopes and all amenities, come and discover this beautiful 62 m<sup>2</sup> duplex apartment in a recent, well-maintained 2016 condominium.

It is located on the second floor with elevator, and comprises an entrance hall, a bathroom, a living room opening onto a large southwest-facing balcony, and a top-of-the-range fitted and equipped kitchen.

The second level features the sleeping area, with a first bedroom with two single beds and a second, very bright 14 m<sup>2</sup> master bedroom en suite (shower room).

All the high-end furnishings, included in the sale, have been carefully thought out and researched.

A closed garage and a large 2 m<sup>2</sup> cellar complete this property.

# FEATURES

Type de bien:	Apartment	Surface:	54.17 m <sup>2</sup>	Terrain:	-
Charges:	€555.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	31	Taxe foncière:	€1,110.00
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) : C 147kWh/m<sup>2</sup>.year

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

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