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Les Gets - Chalet 123 sqm (136,89 sqm tot surface) - 6 bedrooms - South / Ouest

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SELLING PRICE : €1,100,000

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294 Rue du Centre  
74260 LES GETS



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## DESCRIPTION

Rare on the market, this 136 m<sup>2</sup> double family chalet is located in the sought-after hamlet of Les Chavannes.

It enjoys a beautiful view of the mountains and Mont Chéry.

Built on 2 levels, the well-designed chalet comprises an entrance hall with cupboards, a bright living room opening onto a large south-west-facing wooden terrace, and a garden enclosed by hedges. Enjoy the chalet and light a fire in the wood-burning stove.

The dining area and its U-shaped kitchen are convivial. It is fully equipped and furnished. On the sleeping side, the lower level features a bedroom, two shower rooms and a sleeping area that can be used as an office, children's playroom or simply as a bedroom.

The upper level features two staircases, one leading to two bedrooms and the other to 3 bedrooms.

The property is sold with two lock-up garages and is available immediately.

# FEATURES

Type de bien:	Chalet	Surface:	135.0 m <sup>2</sup>	Terrain:	-
Charges:	€711.00	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€934.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 rooms
NB de chambres:	6 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) : E 268kWh/m<sup>2</sup>.year

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

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