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Les Gets - Chalet with panoramic view, south-west exposure - 111 sqm (211 sqm total surf) - 3 bedrooms

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SELLING PRICE : €1,500,000

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EMAIL : PORTESDUSOLEIL@BARNES-INTERNATIONAL.COM

SOLE AGENCY

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294 Rue du Centre  
74260 LES GETS



PHONE : +33450741451  
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## DESCRIPTION

4 km from the village, come and discover this new chalet built in 2013, with a magnificent view of the surrounding mountains from the south-west.

This high-standard post-and-beam chalet in burnt wood (larch), with a "tavaillon" roof, spans approx. 211 sqm total surface area (garage and cellar included) on 3 levels, set in 686 m<sup>2</sup> of land.

It comprises 3 bedrooms, one of which is en suite, a vast living room with a beautiful stone and wood fireplace, a storeroom that can be used as a ski room, a large garage with automatic door and several outdoor parking spaces.

The wood and stone materials, services and meticulous decoration will seduce you for your mountain vacations in summer and winter alike.

A shuttle bus stop is 700 m from the chalet

The property is sold furnished.

# FEATURES

|                 |            |                          |                      |                |                      |
|-----------------|------------|--------------------------|----------------------|----------------|----------------------|
| Type de bien:   | Chalet     | Surface:                 | 111.2 m <sup>2</sup> | Terrain:       | 653.0 m <sup>2</sup> |
| Charges:        | -          | Périodicité des charges: | -                    | Ascenseur:     | -                    |
| Piscine:        | -          | Nombre de lots:          | -                    | Taxe foncière: | €1,712.00            |
| Parking:        | -          | Compléments de loyer:    | -                    | NB de pièces:  | 4 rooms              |
| NB de chambres: | 3 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) : B 108kWh/m<sup>2</sup>.year

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

Estimated amount of annual energy expenditure for standard use:  
entre \$760.00 et \$1,070.00

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