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Les Gets - Exceptional chalet of 223 sq m (176 sq m living space) - Quiet area and panoramic view - 4 suites



SELLING PRICE : €2,450,000

EMAIL : PORTESDUSOLEIL@BARNES-INTERNATIONAL.COM

294 Rue du Centre
74260 LES GETS



PHONE : +33450741451
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DESCRIPTION

Close to the village center on foot, in the sought-after Lac des Ecoles district, this post-beam chalet built in 2004 by the renowned builder Chalets Grosset Janin will seduce you with its many assets including the combination of solid wood and local stone. and tavaillon on the roof.

In the absolute calm of a green cul-de-sac, located on a plot of 648 sq m, the chalet covers 223 sq m on 3 levels including:

- an entrance, a kitchen with bar area opening onto a living room with wood stove, a toilet, a garage with storage space and a laundry room. This level of living benefits from a large terrace of more than 50 sq m enjoying the sun from sunrise to sunset
 - upstairs 2 en-suite bedrooms including the master bedroom and its south-facing balcony and magnificent view of the mountains
 - on the lower level opening onto the landscaped garden, 2 en-suite bedrooms and a TV lounge.
- Outside in a landscaped garden, a large wooden terrace accommodates the jacuzzi. A bicycle room completes this property.

You will put on your skis on access to the slopes 80 m from the chalet.

FEATURES

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|-----------------|------------|--------------------------|-----------------------|----------------|----------------------|
| Type de bien: | Chalet | Surface: | 176.52 m ² | Terrain: | 648.0 m ² |
| Charges: | - | Périodicité des charges: | - | Ascenseur: | - |
| Piscine: | - | Nombre de lots: | - | Taxe foncière: | - |
| Parking: | - | Compléments de loyer: | - | NB de pièces: | 6 rooms |
| NB de chambres: | 4 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

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : D 248kWh/m².year

Indice d'émission de gaz à effet de serre (GES) : B kg CO₂/m².an

Estimated amount of annual energy expenditure for standard use:
entre \$2,440.00 et \$3,370.00

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