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Les Gets - Chalet with panoramic view and West exposure - 6 bedrooms - 1122 m<sup>2</sup> of land

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SELLING PRICE : €2,150,000

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## DESCRIPTION

Chalet located a stone's throw from the ski slopes, in the popular Turche district, offering a breathtaking panoramic view of the village and Mont Chéry. Nestled in the quiet of a dead end, this chalet benefits from a building plot of 1122 sq m, offering great possibilities for extension.

Its living space of 196 sq m spread over three levels consists of:

- on the main level, an entrance, an en-suite bedroom, an equipped kitchen, a bright living room with a fireplace and a large garage.
- upstairs, 5 bedrooms including 3 en suite, a shower room and 2 separate toilets. In addition, it is still possible to convert the attic to create additional space according to your needs.
- then in the basement, a space that can accommodate a leisure or cinema room, offering flexibility of use.

This property offers an exceptional living environment, with a west orientation allowing you to fully enjoy the sunsets.

# FEATURES

Type de bien:	Chalet	Surface:	227.87 m <sup>2</sup>	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,550.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	-	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 338kWh/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

Estimated amount of annual energy expenditure for standard use:  
entre \$4,170.00 et \$5,710.00

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