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Les Gets - Exceptional chalet - In the heart of the resort and at the foot of the ski lifts - 5 suites - Work in progress

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SELLING PRICE : €5,500,000

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## DESCRIPTION

Located in the heart of the resort of Les Gets and at the foot of the slopes, this exceptional chalet with a total area of 409 sq.m, is built on a plot of 814 sq.m. It offers a panoramic view of the ski slopes and the Chavannes.

Built according to RT2012 standards by a renowned local builder, it include a living room of over 100 sq.m with kitchen, living-dining room opening onto a terrace of over 90 sq.m. The night part totals 5 suites including a large master bedroom in the attic.

The chalet fits perfectly into its environment with its neat architecture and its noble materials in old wood, local stone as well as the design of its spaces; space for a spa on the terrace, a room for a home cinema.

A ski room, a technical room and a double garage complete this property.

For buyers wishing to offer the chalet for rental (under certain conditions of para-hotel services in particular), there is the possibility of recovering 20% of VAT on the purchase, which may reduce the price by €916,667.

Non-contractual photo.

# FEATURES

Type de bien:	Chalet	Surface:	347.88 m <sup>2</sup>	Terrain:	814.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	-
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	5 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) : A -1kWh/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

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