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Les Gets - Farm-chalet of 410 sq m (total size) with 2 apartments and 8 bedrooms - Peace and nature



SELLING PRICE : €2,250,000

EMAIL : PORTESDUSOLEIL@BARNES-INTERNATIONAL.COM

294 Rue du Centre
74260 LES GETS



PHONE : +33450741451
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DESCRIPTION

Beautiful farm dating from 1850, completely renovated in 2002. Located in a bucolic setting, in the heart of the Portes du Soleil, this beautiful building offers generous space, perfect to be used either as two very comfortable apartments, or as a large spacious family home .

Enjoy the peace and quiet of the countryside while being just 5 minutes from local amenities. The property extends over 1633 sq m, in a natural and protected environment, with a constructed area of 410 sq m, including 306 sq m of living space. It includes a total of 10 rooms, including 8 bedrooms, offering generous space to accommodate a large family or guests. In addition, it has two living rooms with fireplaces, creating a warm and friendly atmosphere, as well as 5 bathrooms (3 with bath/shower and 2 with shower only) and 5 toilets. The farm also includes a small studio and a double garage with storage for skis and boots, as well as space for mountain bikes, making it the ideal place for mountain sports enthusiasts.

Its versatile design allows its future owners to choose between two separate residences or transformation into a large family home, thus offering great flexibility of use.

Contact us today to schedule a visit and discover the full potential of this magnificent farm.

FEATURES

Type de bien:	Chalet	Surface:	306.06 m ²	Terrain:	1633.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€3,466.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	10 rooms
NB de chambres:	8 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) : C 155kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$2,330.00 et \$3,210.00

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