



Fabulous detached chalet in PRIME area of Chavannes, LES GETS

Price : 1 480 000 €

Reference 4189

Les Gets

Chalet

Bedrooms 4

Bathrooms 4

Habitable Area 165 m²

DPE Energy Rating E

Gas Rating A

Description

A delightful refurbished detached chalet in the Prime area of Chavannes. Situated on an impressive plot of 900sqm the chalet has panoramic views over Les Gets and the surrounding mountains. The chalet is sat back off the road providing further tranquility from the large terrace and South to West exposition. The chalet is situated 400m from the nearest chairlift, Foillets du Golf allowing easy skiing to and from the chalet. During the summer months it has easy access on to the surrounding walking and cycling tracks giving direct access into the mountains. There is also a free bus that serves the Route des Chavannes providing swift access to the centre of Les Gets or the top of the Chavannes road with further ski lifts. The chalet

is presented in fantastic order. It is built over 3 levels and provides a large open plan living area with 4 ensuite bedrooms. The habitable area of the chalet is approximately 165sqm. The layout is as follows Entry level

-Entrance hallway

-2 double bedrooms with ensuite bathrooms

-Utility room

-Large secure garage providing a wet entrance to the ski boot room and changing area. This area then leads into the chalet.
First floor

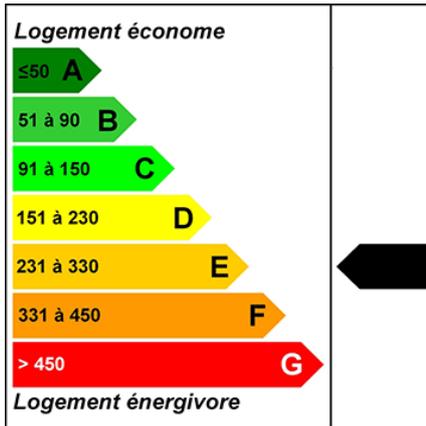
-Large open plan kitchen, dining and living room.

-Fabulous terraces around the living area.

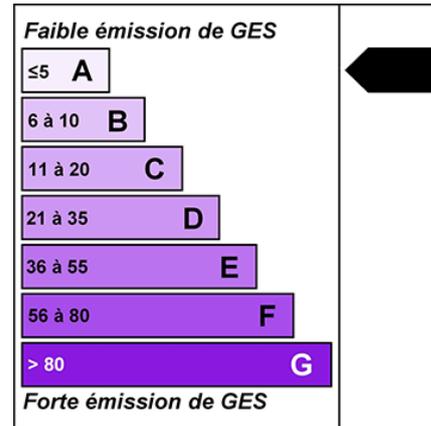
-Small independent office Second floor

-2 double bedrooms with ensuite bathrooms and balcony This is a great family chalet which has also rented very well. The outside space sets it apart with plenty of space to relax and take in the view. A superb chalet for winters and summers. There is the possibility to building a further building on the plot or extending the chalet. Please contact us for more information or to arrange a visit. Information on the natural risks to which the property is exposed is available on the website www.georisques.gouv.fr





DPE/Energy consumption:
286KWhEp/m2.an



GES/Greenhouse gas emission:
9KgéqCO2/m2.an

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