



## Magnificent entire residence with huge potential in a quiet residential area close to the ski slopes in Les Gets

**Price : 1 750 000 €**

**Reference 3980**

**Les Gets**

**Chalet**

**Floors 3**

**Habitable Area 450 m<sup>2</sup>**

**Plot Area 1 m<sup>2</sup>**

### Description

Magnificent entire residence with huge potential in a quiet residential area close to the ski slopes in Les Gets. A unique opportunity to buy a large chalet-style building with 6 apartments just a few minutes' walk from the slopes in Les Gets. A chalet that is rare on the market due to its location, its peace and quiet and its very large plot of land, part of which can be built on. Just 450 metres from the Les Perrières chairlift and less than a kilometre on foot from the centre of Les Gets. This area is highly sought-after for its tranquillity and proximity to the ski slopes and village centre. The chalet enjoys maximum sunshine due to its East to West exposure. It is a very large chalet, with a floor area of 450 m<sup>2</sup> currently divided into several flats on a

large plot of 3,100sqm, part of which is constructible land for further development. On the ground floor, a large entrance hall leads to the individual apartments:

-a 5-bedroom triplex apartment with a very large, bright living room offering magnificent views and access to a terrace and garden.

-1st floor: 3 studio apartments with private bathrooms, kitchens, living rooms and individual balconies.

-2nd and top floor: 2 studio apartments with bathrooms, kitchens, living areas and individual balconies. All apartments have balconies and south-east-facing living rooms, providing plenty of natural light and uninterrupted views. Built with concrete slabs over three levels the building is of solid construction. The residence is set back from the road and has independent access with a double garage. There is enormous potential in terms of living space, exposure and location. If your preferred route was one large detached chalet the habitable area would be over 450sqm and could be an amazing chalet in this desirable area. We have drawn up plans for a chalet benefitting the following:

- a large kitchen and dining room

- 2 living rooms with vaulted ceilings

- Spa and sauna area

- A cinema room

- 5 large double bedrooms with en-suite bathrooms (possibility of adding another bedroom)

- Terrace with jacuzzi The property currently has planning permission but this can be personalised to any incoming purchaser to create what they would like internally according to their tastes and wishes. There is plenty of additional storage space, as well as a secure double garage and numerous outdoor parking spaces. Great potential in an idyllic setting close to the centre and slopes. Contact us for more information at Morzine Immobilier. The natural geographic risks that the property is exposed to can be found on the website [www.georisques.gouv.fr](http://www.georisques.gouv.fr)





Logement économe	Logement
≤ 50 A	En attente du diagnostic
51 à 90 B	
91 à 150 C	
151 à 230 D	
231 à 330 E	
331 à 450 F	
> 450 G	
Logement énergivore	

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