



Les Gets - Old renovated farmhouse of 409 sq.m - At the foot of the slopes - 6 bedrooms



SELLING PRICE : Sold

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SOLE AGENCY

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74200 Thonon-Les-Bains



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1 place du port
74500 Evian-Les-Bains

DESCRIPTION

EXCLUSIVE RIGHTS - Located 5 minutes from the center of the village of Les Gets, we offer this property with a total area of 409 sq.m.

Ski-in ski-out in the popular area of Gibannaz, this family chalet built in fully fenced grounds is the ideal place to share convivial moments.

In summer, south-facing outdoor spaces overlooking a vast paved surface allows children to play in complete safety, rollerblading, cycling, scooters or football. Adults can take advantage of the pétanque court to extend the long days after mountain biking or hiking.

On the ground floor, there is a large living room with a stove, a kitchen equipped with an imposing "Lacornue" cooking range. This dining area is facing south, and open to the living space of the living room and the garden.

At this level, a garage allows you to exit directly from the interior on snowy days.

On the first floor, the chalet offers 2 bedrooms with a shower room, and a master suite with a private bathroom.

On the same floor, there is a second privileged mezzanine lounge, allowing the young people of the family to have a more intimate corner.

On the upper floor, the sleeping area has two large adjoining bedrooms opening onto a large south-facing balcony with a beautiful view of the valley; as well as another parental suite with a private bathroom.

A full, fully heated basement offers a cellar, linen room, technical room, sauna, two comfortable spaces for changing when returning from various sporting activities.

Outside a mazot-workshop can store sports equipment, skis, bicycles.

In the interior court, one can park at least 6 cars and also 2 cars outside on private places.

At the corner of the garden, a construction with a water and electricity supply, would allow the installation of an independent space with a very high ceiling.

FEATURES

Type de bien:	Chalet	Surface:	349.33 m ²	Terrain:	1158.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€3,243.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	10 rooms
NB de chambres:	6 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 172kWh/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 \$2,280.00 et \$3,140.00

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