



## **Exclusive – Stunning 3 bedroom chalet next to the slopes in Les Gets**

**Price : 1 325 000 €**

**Reference 3993**

**Les Gets**

**Chalet**

**Bedrooms 3**

**Bathrooms 4**

**Habitable Area 100 m<sup>2</sup>**

**DPE Energy Rating F**

**Gas Rating A**

## **Description**

Exclusive - Stunning 3-bedroom chalet next to the slopes in Les Gets. The chalet is situated in one of the most unique locations in the sought-after Gibannaz area of Les Gets. Next to the slopes and within easy walking distance to the centre you can appreciate why this area is so desirable. This area is dominated by larger chalets with much higher values. It is very rare to find a detached 3 bedroom chalet which is immaculately presented in this area. The chalet has superb views and sunshine

throughout the day. The ski slopes are literally under 100m from your front door. The chalet was completely renovated in 2021 and is approximately 100 sqm over 3 levels. The layout is as follows, Ground floor

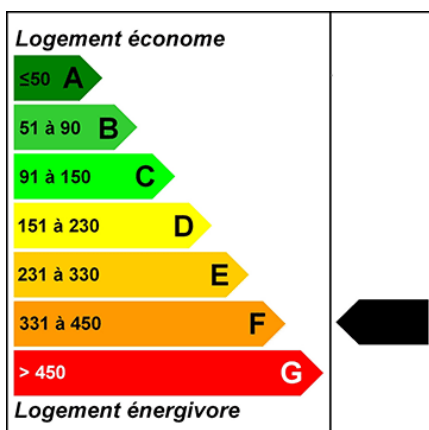
- two double bedrooms both with ensuite bathrooms
- separate family bathroom
- a ski room
- laundry room. First floor
- totally open plan living room, dining room and kitchen
- modern kitchen with all appliances
- large covered terrace at one end and a balcony at the other.

-benefitting light and views on all sides of the room Second floor

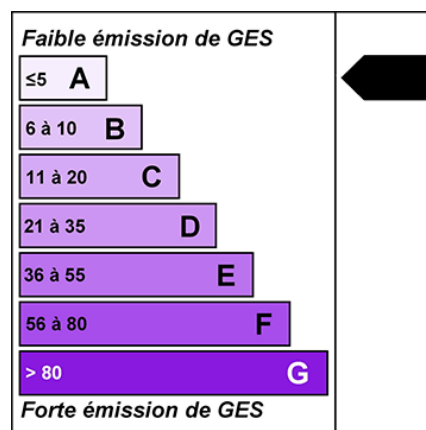
-large double bedroom with ensuite bathroom opening onto a balcony. The chalet is set in a plot of 280 sqm with stunning mountain views towards Mont Chéry. Please contact us at Morzine Immo for more details. The natural geographic risks that the property is exposed to can be found on the website [www.georisques.gouv.fr](http://www.georisques.gouv.fr)







DPE/Energy consumption:  
352KWhEp/m2.an



GES/Greenhouse gas emission:  
11KgégCO2/m2.an

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