



AGENCE
MY HOME
in the Alps

Chalet Piste B

Price : 1 680 000€





A beautifully bright and modern chalet, 283m² total space, with a practical layout for families and for group holidays.

It is located in the sought after area of Les Ys, on the sunny side in between Les Gets and Morzine. It is a popular area for many reasons, mainly that you can drive to the slopes within minutes and ski or bike back to the chalet in the right conditions. It is also possible to walk to Morzine over the pistes in 20-25mins. In addition, the views are great and there is optimal sunshine.

The chalet was built in 2014 and since renovated. It has the most striking entrance with ample cupboard space including ski boot warmers and ski storage. At the end of the entrance you reach the living area which is bathing in sunshine and offers stunning views of Roc d'Enfer. There is a snug area for the kids and a sitting area around the gas fire. On this floor is also a large dining table and a pretty kitchen. Sliding doors lead straight out onto the covered terrace. There is also a w.c. on this level.

Upstairs are 2 large bedrooms, one which has a dressing room and bathroom, the other with a separate bathroom and there is cupboard space.

Downstairs on the lower ground are 3 bedrooms including one which can be converted into a separate tv room / games room / guest room. There is a bathroom, shower room, a laundry room and storage + w.c.

Outside there is a carport and two small garages which make better bike storage areas as there is ample exterior parking. There is a manageable garden to play outside and it's next to the slopes - brilliant for hiking and sledging right from the front door.

Fees to be paid by the seller. Energy class D, Climate class B Estimated amount of annual energy expenditure for standard use: between 3160.00 € and 4320.00 € for the years 2021, 2022, and 2023 (including subscriptions). Information on the risks to which this property is exposed is available on the Geohazards website: georisques.gouv.fr.

Bedrooms :5

Bathrooms :4

Surface area (m2) :217.00

Land area (m2) :751

Very close to the pistes
Beautiful views of Roc d'Enfer
Price :1 680 000€

PRESENTATION OF THE PROPERTY

Price :1 680 000
Property tax :1849
Tax lodging :2382
Situation :Les Gets
Exposure :Sud, Ouest
Meublé
Year of construction :2014
Type of heating :Electric underfloor heating
Type of drainage :Mains drains
Type of roof :Tiles

PARTS

Number of main parts :7
Bedrooms :5
Bathrooms :4
WC dans salle de bain(s) :5
Private WC :1

MOVE

Covered parking spots :1
Parking spaces :4



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