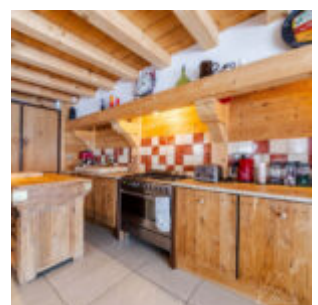
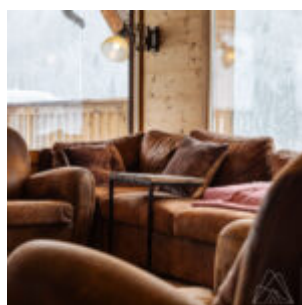
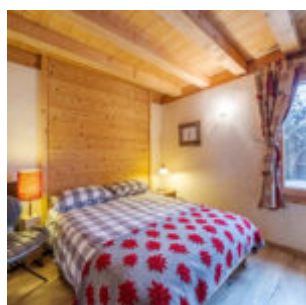
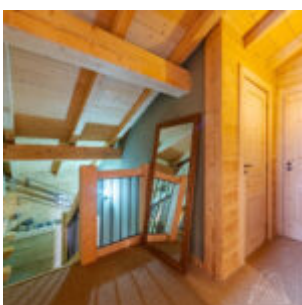
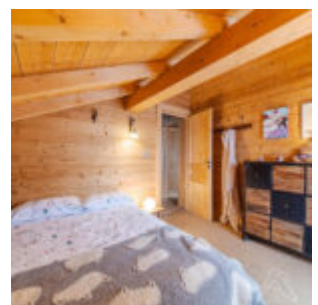
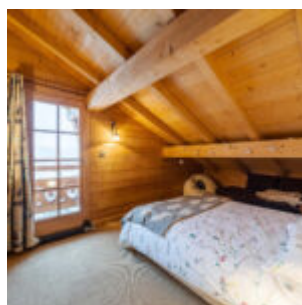
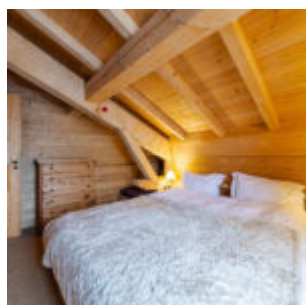
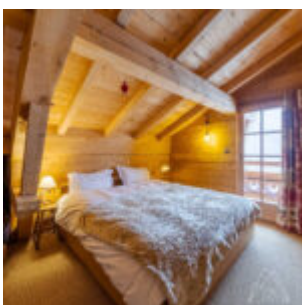
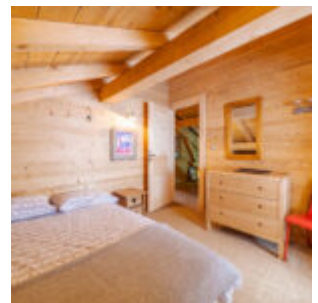
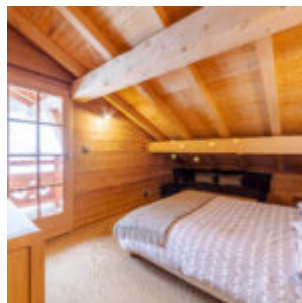
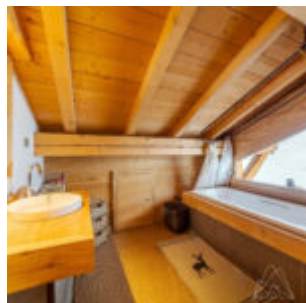
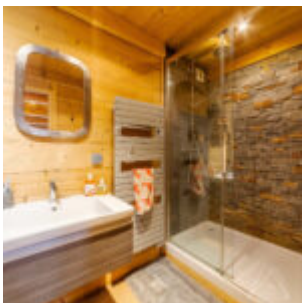
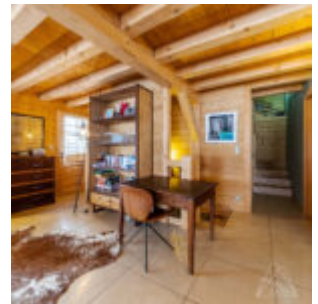
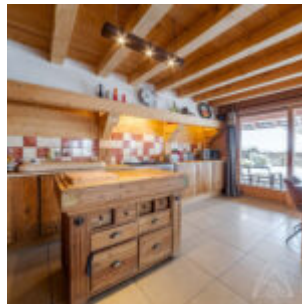


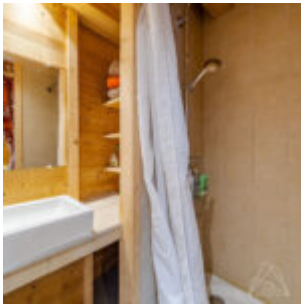
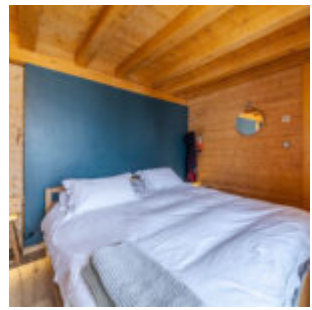
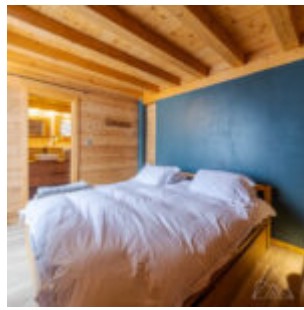
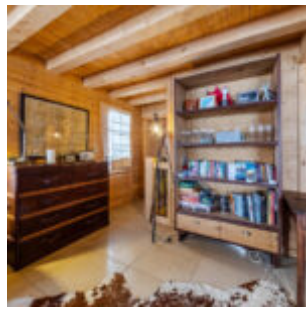
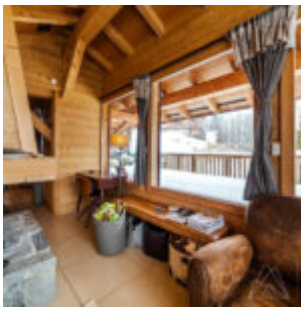


AGENCE
MY HOME
in the Alps

Chalet Les Ys

Price : 1 400 000€





Stunning 6-Bedroom Detached Chalet in the Hamlet of Ys

Ideally located between Morzine and Les Gets, this attractive six-bedroom detached chalet offers generous living space, beautiful outdoor areas, and excellent rental potential.

Set over three levels, the property combines comfortable family living with the charm of a mountain retreat. With multiple en-suite bedrooms, a spacious open-plan living area centred around a fireplace, and extensive terraces and balconies, it is perfectly suited as either a main residence or a high-quality second home.

The chalet enjoys a convenient location just a 3-minute drive from Piste B parking, providing quick access to the slopes and the Pleney telecabine.

Key Features

Approximately 75 minutes from Geneva Airport
Detached chalet with mountain views
Six bedrooms, several with en-suite facilities
Spacious open-plan living area with fireplace
Large terrace and multiple balconies
Private garage and additional off-street parking
Highly rentable location with strong investment appeal
Well-presented interior throughout

Chalet Description

Ground Floor:The chalet opens into a welcoming entrance hall with practical storage. This level features a double bedroom with built-in wardrobe and en-suite shower room. To the rear, a well-equipped utility and laundry room includes a sink, hot water tanks, and boot warmers. A separate WC is also available. A side door provides direct access to the garage for added convenience.

Middle Floor:The main living space is located on this level, offering a bright and spacious open-plan kitchen, dining area, and lounge centred around a fireplace. Large openings lead directly onto a generous terrace, ideal for entertaining or enjoying the surrounding mountain scenery. This floor benefits from underfloor heating and electric shutters throughout. There are also two double bedrooms, both with en-suite shower rooms, one of which has access to a front-facing balcony. A separate guest WC completes this level.

Top Floor:The upper level comprises three additional double bedrooms. Two of these open onto a front-facing balcony, while the third benefits from a rear balcony. A family bathroom and separate

WC complete this floor, making it ideal for hosting family and guests.

Exterior & Additional Information

The property includes a private garage and additional parking spaces at the front of the chalet. Heating is provided via electric systems and hot water tanks.

Taxe foncière: €1,730 / year
Taxe d'habitation: €3,268 / year

Energy class D, Climate class B
Estimated amount of annual energy expenditure for standard use: between 2810.00 € and 3870.00 € 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 :6

Bathrooms :4

Surface area (m2) :161.14

Land area (m2) :719

Price :1 400 000€

PRESENTATION OF THE PROPERTY

Price :1 400 000

Charges mensuelles :0.00

Situation :Les Gets

Exposure :Sud

Meublé

Year of construction :2010

Type of heating :Chauffage au électrique

PARTS

Number of main parts :7

Bedrooms :6

Bathrooms :4

WC in bathroom(s) :3

Private WC :1

MOVE

Covered parking spots :1

MY HOME IN THE ALPS

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