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Chez Louis

Les Gets, Les Gets, Portes Du Soleil

650 000 €uros



Contact

Contact **Claudia Buttet** about this property.

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Key Features

Price	650 000 Euros
Status	SOLD
Last updated	14/01/2013
Area	Portes Du Soleil
Location	Les Gets
Village	Les Gets
Bedrooms	6
Bathrooms	4
Floor area	180 m ²
Land area	735 m ²
Detached	Yes
Heating	Electric radiators
Chimney	Wood burning stove
Nearest skiing	150 m
Garden	Yes
Garage	Single
Drainage	Mains drains
Agency fees	Paid by the seller

Property Description

Chalet "Chez Louis" is a unique opportunity to purchase a large property in the much sought-after Chavannes area of Les Gets. The chalet has perhaps one of the best views in the entire village, with an uninterrupted panorama of the village of Les Gets, the valley and the surrounding mountains.

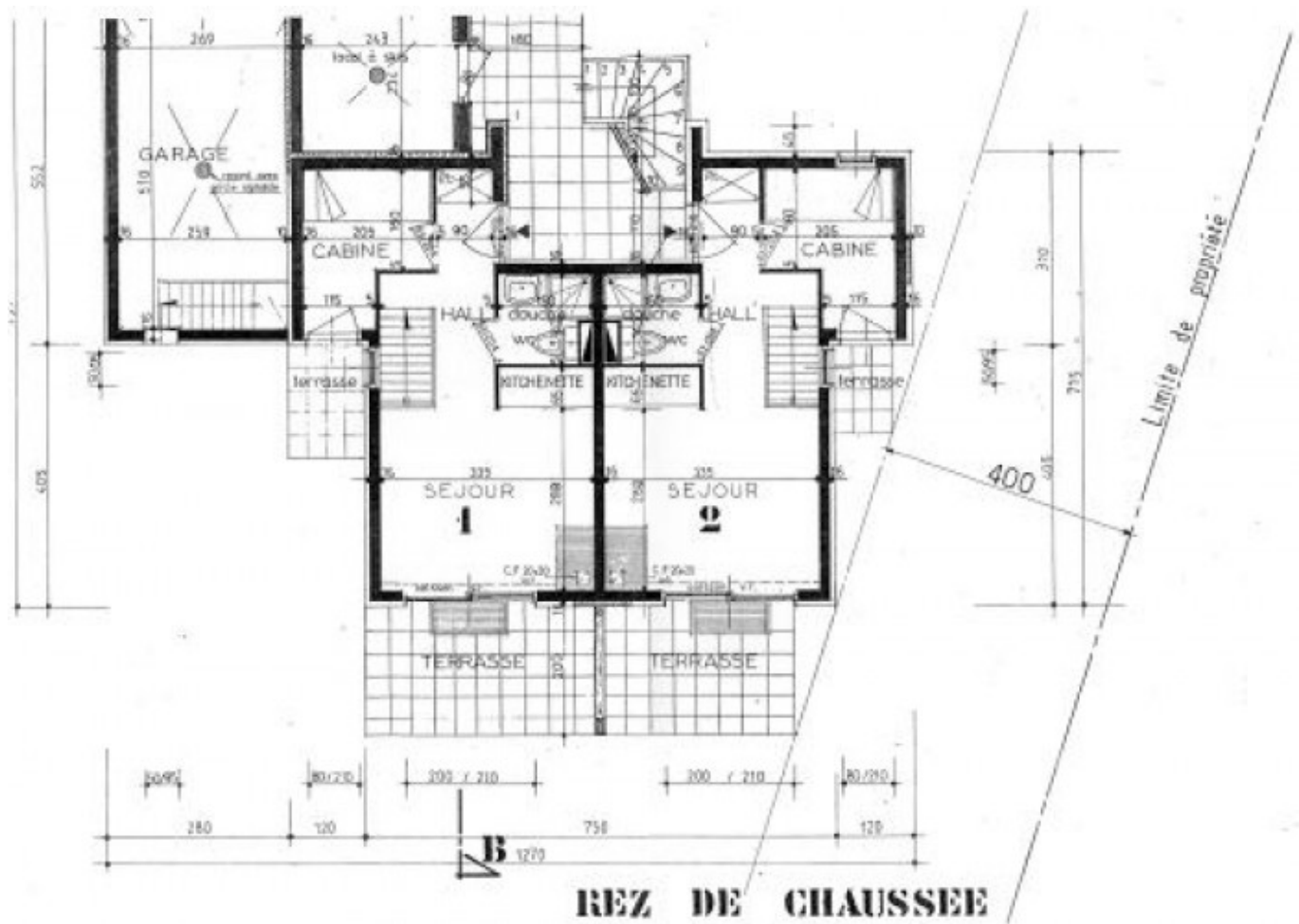
The chalet itself is located on a quiet cul-de-sac, just off the Chavannes road. It is very nearly "ski-in, ski-out", with access to the pistes around 150m at the end of the cul-de-sac, and the nearest ski lift, the Folliets chairlift, within walking distance (in ski boots!) approximately 350m away. The chalet is also on the ski bus route, linking the village centre with the top of the Chavannes.

The property is around 35 years old, and is currently divided into 4 small apartments, each measuring around 45m², which have been rented as individual holiday lets in the past. The interior of these apartments is now thoroughly outdated, and the property needs renovating throughout.

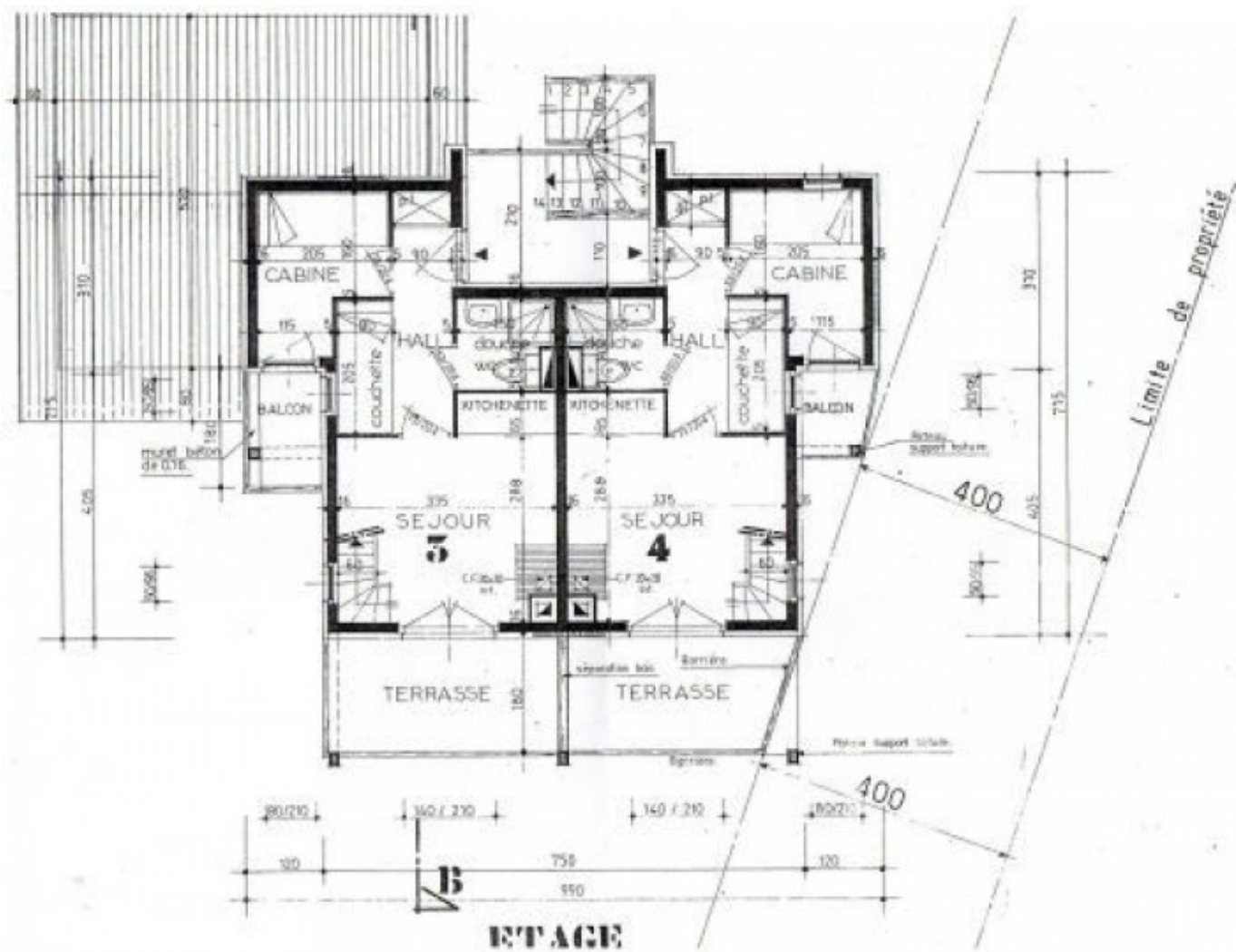
There are a variety of options for any potential purchaser. A simple refurbishment of the interior of each apartment (including bathrooms and kitchens) would bring them up to modern standards, and the apartments would bring in a healthy rental income. Quotes from local tradesmen come in at around €200,000 to refit all 4 apartments. To carry out the refurbishment, there is no need to obtain planning permission, which means work could start almost immediately. However, to create new windows (velux windows in the roof may be a valuable addition), planning permission would need to be obtained.

Alternatively, the chalet could be reconfigured into one family property. Plans have been drawn up to create a 4 bedroom, 4 bathroom chalet with open plan living/kitchen/dining, and sauna/games room on the lower ground floor. We are able to offer this option as a package, with a purchase price of €880,000, with all the work included. Again, planning permission would not need to be obtained to carry out the modifications, so long as the exterior remains unchanged. Cosmetic work on the exterior is permitted without need for planning permission, but any alterations or addition of windows/doors would require planning.

There is also a garage and storeroom adjoining the property, and a small, flat garden.



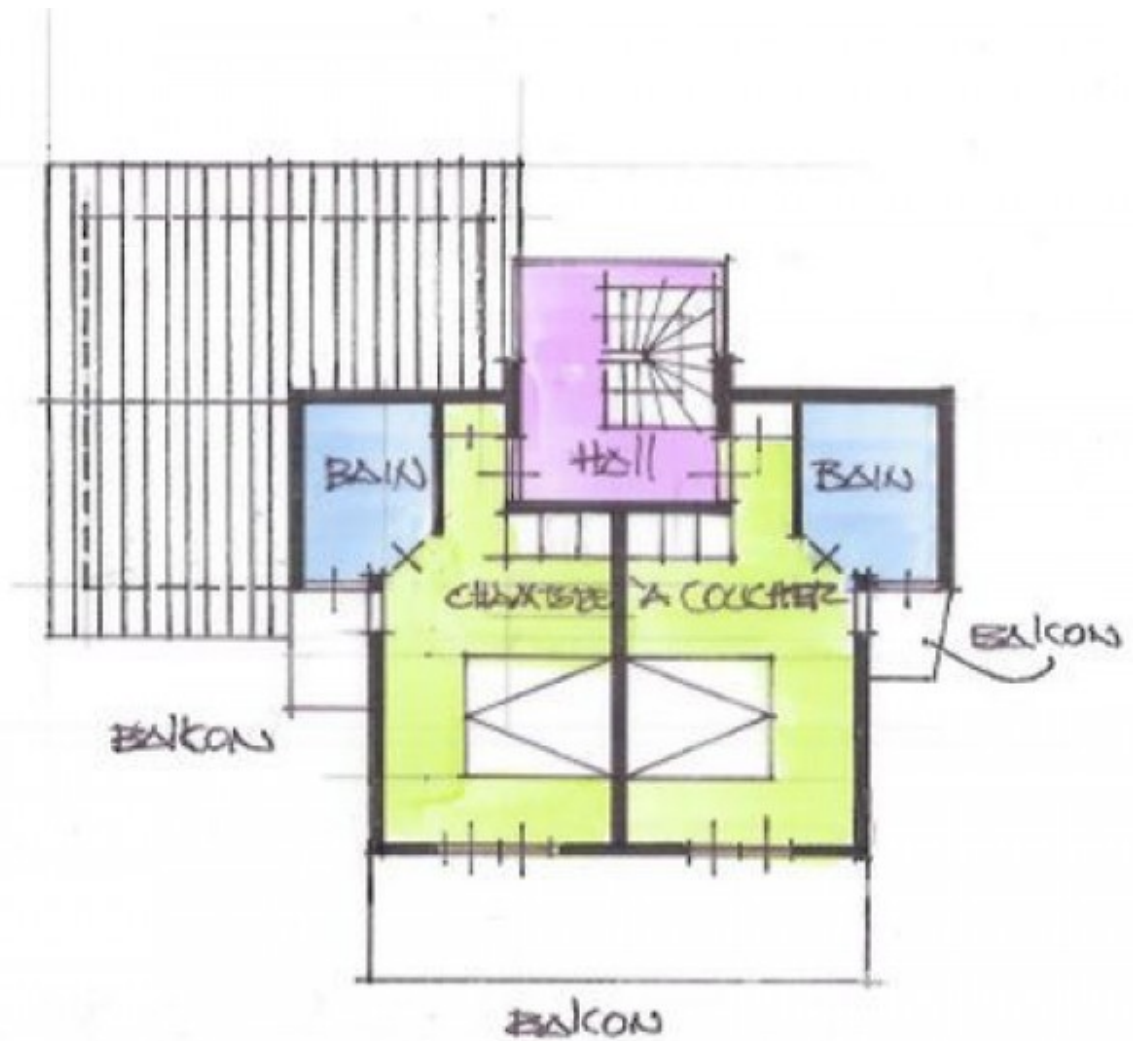
REZ DE CHAUSSEE





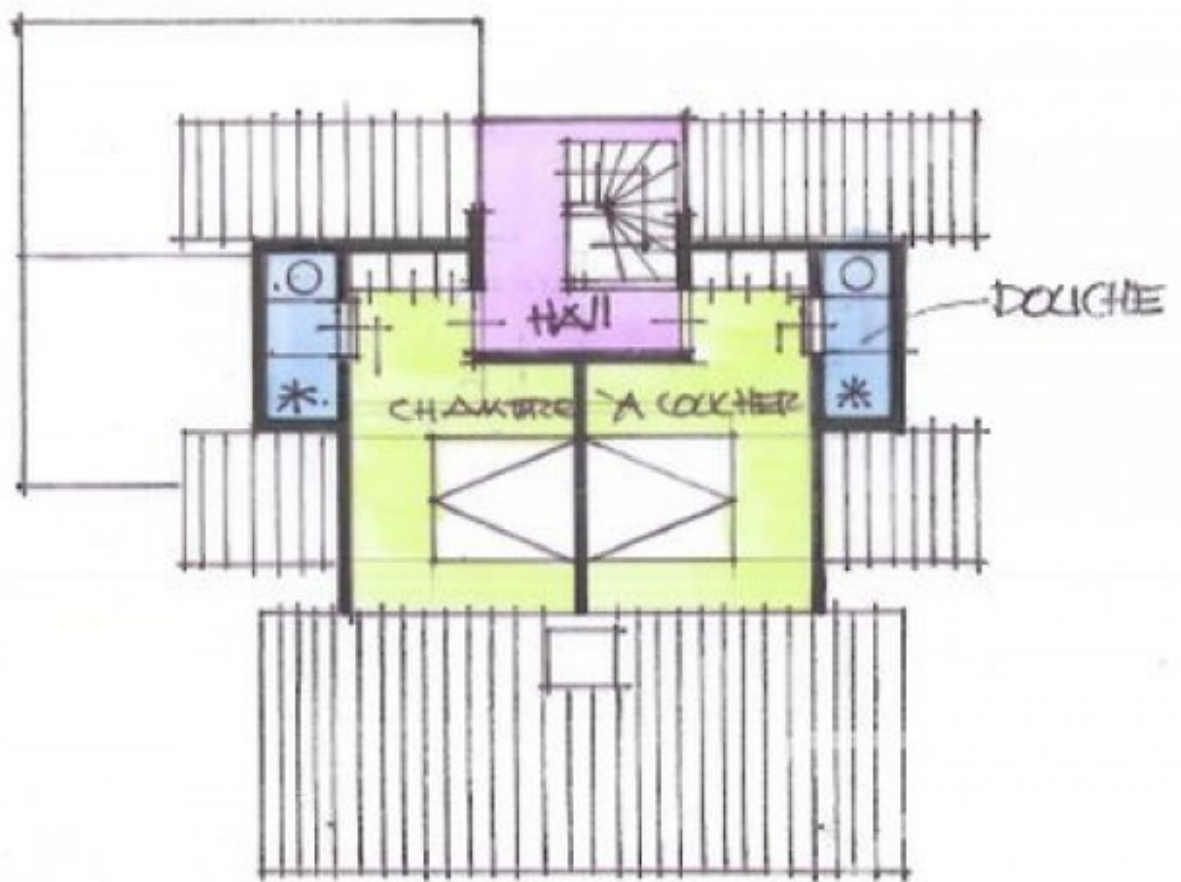
Plan **REZ DE CHAUSSEE**

WENTINK ARCHITECTEN



Plan **ETAGE** 1:100

WENTINK ARCHITECTEN



Plan COINBLES 1:100

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