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# Chalet les Mûres

**Les Gets, Les Gets, Portes Du Soleil**

**575 000 €uros**



## Contact

Contact **Claudia Buttet** about this property.

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# Key Features

<b>Price</b>	575 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	04/02/2014
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Les Gets
<b>Village</b>	Les Gets
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	80 m²
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	250 m
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	846.00 Euros
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet les Mûres is located on a quiet cul-de-sac on the much sought-after Route des Chavannes, in Les Gets. The chalet was constructed in 1997 and is in good condition, inside and out.

The main living accommodation is laid out over 2 floors, with an additional basement level. On the ground floor, there is a spacious entrance hall, fitted pine kitchen with open plan dining area with patio doors on to the south-facing deck, and bright sunny living room with patio doors on to the west-facing deck. There is also a WC and access to the garage.

Upstairs, there are 3 double bedrooms, 2 of which have built-in cupboards and access to the west-facing balcony with views across towards the Mt Chéry. There is a bathroom, shower room and separate WC on this level.

The garage is a good size, and could be used as a games room, boot room or additional accommodation. There is hard-standing for parking a car outside the chalet. Below the chalet, there is a large basement of 40m². Although head-height is severely limited, this nevertheless provides valuable additional secure storage, as well as currently housing laundry facilities.

Outside, there is a wooden deck that encircles the chalet on 3 sides. The deck is a real sun-trap and an ideal spot for summer barbecues or relaxing on a sun-lounger with a drink! There is also a small garden. There are 4 other chalets on the cul-de-sac, with Chalet les Mûres at the end.

The floor area of the chalet is approximately 80m², however, including the garage and basement, the total floorspace is 154m².

The pistes are easily accessed on foot or by ski bus, the stop is approx 100m from the chalet. It takes approximately 10 mins to walk down in to the village centre, and around 20 mins to walk back up again! Given the location, condition and size of the chalet, it would also make a good revenue as a rental investment.

























