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Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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Appt. Le Clos d'Arsène 002

Les Gets, Les Gets, Portes Du Soleil

509 000 €uros



Contact

Contact **Tiphaine Muffat** about this property.

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Key Features

Price	509 000 Euros
Status	FOR SALE
Last updated	17/01/2022
Area	Portes Du Soleil
Location	Les Gets
Village	Les Gets
Bedrooms	2
Bathrooms	1
Floor area	56.8 m ²
Heating	Underfloor heating
Ski access	Ski bus
Nearest skiing	500 m
Nearest shops	300 m
Garage	Single
Number of lots	12
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

A new high end development in a prime hamlet of the resort of Les Gets, on the much sought after Front de Neige road. Less than 400m from the hub of the resort and the slopes of Chavannes (Portes du Soleil ski area), "Le clos d'Arsène" is a small development of 12 apartments which will bowl you over with its architecture and mix of wood and stone.

1 hour from Geneva airport and in the heart of the franco-swiss ski Portes du Soleil area - amongst the most well known ski and mountain bike areas in the world - Les Gets is very highly regarded. It has a great attraction for families, has plenty going on, yet is unspoilt - a place where you always feel good!

On the ground floor with a 15m² south west facing terrace and fantastic mountain views, Appt. 002 has 2 bedrooms, a bunk room, a family bathroom with walk-in shower and separate toilet. Kitchen open plan onto living room with access onto the terrace through French doors.

Each apartment has either a terrace or balcony with an uninterrupted view of the surrounding mountains. Each has underfloor heating and is delivered with flooring, decorated walls, fitted kitchens and bathrooms.

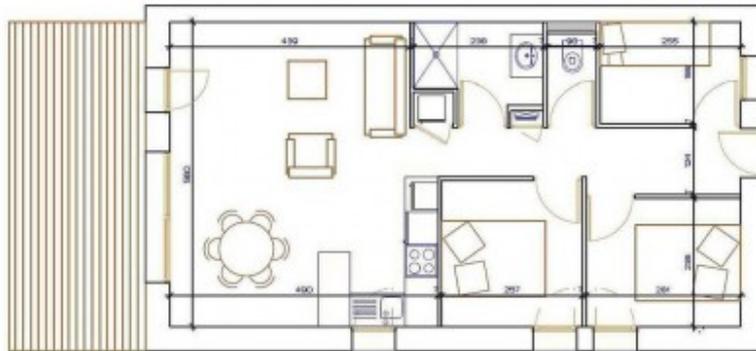
Each has a ski locker and an underground parking space.

In winter, as well as in summer, its location in a quiet spot, yet close to the resort centre, is just perfect! It has great rental potential and therefore offers significant income possibilities. Under certain conditions, it is possible to recover the VAT, making it even more attractive.

Delivery is scheduled for the last quarter of 2022.

The property is covered by the copropriété rules.

Le Clos d'Arsène Les Gets
Plan de vente - appartement 002



APPARTEMENT 002
NIVEAU RDC

SURFACE 56.33 m²

Entrée-dégagement	6.67 m ²
Salon-cuisine	26.23 m ²
Chambre 1	6.92 m ²
Chambre 2	6.63 m ²
Chambre 3	4.74 m ²
Salle de bain	3.67 m ²
WC	1.47 m ²

SURFACE ANNEXES

Terrasse	15.12 m ²
Jardin	m ²
Parking couvert	12.50 m ²



ECH: 1/75



INDICE 1
11/02/2021

Les surfaces, l'implantation des cloisons, des portes, des équipements de cuisine, sanitaires et techniques sont données à titre approximatif sous réserve des contraintes d'exécution. Le mobilier est donné à titre indicatif pour faciliter la lecture du plan, il ne fait pas partie des prestations fournies par le promoteur.

Claire Berranger

Joël Lefevre

Antoine Charles

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Le Clos d'Arsène Les Gets
Exemple d'aménagement intérieur - appartement 002 - vue 1



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Le Clos d'Arsène Les Gets
Exemple d'aménagement intérieur - appartement 002 - vue 2



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