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# Chalet du Coin

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

**895 000 €uros**



## Contact

Contact **Claudia Buttet** about this property.

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# Key Features

|                                 |                           |
|---------------------------------|---------------------------|
| <b>Price</b>                    | 895 000 Euros             |
| <b>Status</b>                   | SOLD                      |
| <b>Last updated</b>             | 09/07/2012                |
| <b>Area</b>                     | Portes Du Soleil          |
| <b>Location</b>                 | Les Gets                  |
| <b>Village</b>                  | Les Gets                  |
| <b>Bedrooms</b>                 | 5                         |
| <b>Bathrooms</b>                | 5                         |
| <b>Detached</b>                 | Yes                       |
| <b>Heating</b>                  | Oil fired central heating |
| <b>Nearest skiing</b>           | 300 m                     |
| <b>Garden</b>                   | Yes                       |
| <b>Garage</b>                   | Double                    |
| <b>Energy efficiency rating</b> | TBC                       |
| <b>CO2 emissions</b>            | TBC                       |
| <b>Agency fees</b>              | Paid by the seller        |

## Property Description

Chalet du Coin occupies an enviable location in the centre of Les Gets, just 300m from the Chavannes chair lift.

The chalet has most recently been run as a rental property in both the winter and summer seasons and due to it's central location, en-suite bedrooms and swimming pool, it has achieved healthy occupancy rates during the rental seasons. The chalet currently accommodates 14 people (if family room is occupied as 2 +2), in five bedrooms, all with en-suite bath or shower room.

There is a hard wired, fire alarm system which has exit lights plus smoke detectors in all bedrooms, living areas (heat detectors in kitchens), plus boiler room and playroom. There is underfloor heating in the main living areas and bedrooms on the same floor, radiators in the upstairs bedrooms, heated towel rails in all of the bathrooms and a built-in fireplace in the living room. There are TV points in every bedroom and phone sockets in 2 bedrooms, the lounge and cave.

The accommodation comprises:

Lower ground floor: entrance, double garage, storage room (cave), utility room, WC, boiler room.

Ground floor: open plan living/dining room, kitchen, two bedrooms both with en-suite bathroom/WC.

First floor: bedroom with sitting area, kitchenette and en-suite bathroom/WC. Two further bedrooms both with en-suite shower/WC.

The chalet can be bought furnished if required.

Outside there is an enclosed garden to the rear and side of the chalet and car parking, in addition to the garage space. The swimming pool is heated and approx. 4m in diameter.

















