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Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Appt. Les Perrières

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

**299 000 €uros**



## Contact

Contact **Claudia Buttet** about this property.

**Tel:** 0033608523864

**Email:** [claudia@alpine-property.com](mailto:claudia@alpine-property.com)

# Key Features

<b>Price</b>	299 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	20/11/2014
<b>Area</b>	Portes Du Soleil
<b>Location</b>	Les Gets
<b>Village</b>	Les Gets
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Floor area</b>	49 m²
<b>Heating</b>	Oil fired central heating
<b>Nearest skiing</b>	150 m
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	513.00 Euros
<b>Annual charges</b>	2352.00 Euros
<b>Number of lots</b>	TBC
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (280)
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Appt Les Perrières is a 2 bedroom, 2 bathroom apartment located a short walking distance from the pistes in the popular ski resort of Les Gets. Decorated to a good standard and in very nice overall condition, apartment les Perrières offers quality accommodation in a super location.

Accessed by its own private entrance at street level, the apartment opens into a large entrance hall, big enough for use as a "coin montagne" with bunk beds, should a future owner wish to use it as such. Although accessed at street level on one side, the apartment is actually situated on the third floor, at the back of the building, which is both the quieter and sunnier side of the building.

The apartment has an open-plan living/kitchen/dining area, with a south-facing balcony overlooking the pistes. The kitchen has all mod cons and is in good condition. Off the living space are 2 double bedrooms, each with their own en-suite bathroom and good storage.

The apartment is tastefully furnished, and all furniture, fixtures and fittings are included in the price, so the apartment is ready to go!

A large garage is also available for purchase for an additional €20,000. This could prove a real asset in busy periods when parking can be hard to find, but also as secure storage for bikes, skis and other sporting equipment.

The apartment is practically ski-in, ski-out (approximately 150m from the slopes), and is approximately 15 minutes walk from the village centre. Alternatively, you can hop on the free ski bus, which stops just outside the apartment building.

The good size and condition of this apartment, coupled with its proximity to the pistes and bars, shops and restaurants mean that it also has excellent rental potential. The vendors have taken reservations for winter 2013/14 totalling €11,000 in value so far, which they would be happy to pass on to any future buyer, along with their established website.

The property is covered by the copropriété rules.































