

BARNES

INTERNATIONAL REALTY

BARNES PORTES DU SOLEIL
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LES GETS

Les Gets – Brand-New Chalet of 132 sqm – 4 En-Suite Bedrooms – Open Views

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Discover this newly built chalet offering 132 sqm of living space (138 sqm in total), completed in 2025, with open views towards Mont Chéry and the surrounding mountains. Situated in an exceptionally tranquil setting on the heights of Les Gets, just a fifteen-minute walk downhill to the village centre, this property stands out for its outstanding views, spacious interiors, natural light and prime location.

Located approximately 150 meters from the ski lifts and slopes, the chalet provides direct access to the extensive Portes du Soleil ski area. A nearby free bus service offers additional convenience. Its location also offers excellent opportunities to enjoy summer activities, particularly mountain biking and international World Cup events.

Arranged over three levels with an additional mezzanine, the chalet features four en-suite bedrooms and a spacious open-plan living area with a fully equipped kitchen. The double-height living room creates a wonderful sense of space and is flooded with natural light. A generous mezzanine, also enjoying mountain views, offers a variety of possibilities, including a home office, additional lounge, games room or sleeping area for two to four children, depending on the layout. There are two spacious exterior terraces on both the ground and first floors, with space for outdoor living and dining.

The chalet benefits from underfloor heating, secure external shutters and the remaining new-build warranties, including the French ten-year structural warranty (garantie décennale).

The property is sold with a private, covered and secure parking space, a ski locker and independent access via both an external entrance and an underground passage. The chalet also has its own private garden, independent of the neighbouring apartment buildings.

Currently operated under a serviced holiday accommodation scheme (para-hôtelier), the chalet also offers rental income potential. The property is offered at a price excluding VAT, with the option to continue the existing rental arrangement or withdraw from the scheme, subject to the applicable conditions and VAT treatment. Reduced acquisition costs (approximately 2–3%) may apply, subject to meeting the relevant eligibility requirements.

*Full property details, rental income projections and information regarding the purchase arrangements are available upon request.

1,495,000 €

- Agency fees payable by vendor
- Classe énergie 84 kWh/m².year (B)
- Classe climat 2 kg CO2/m².year (A)
- Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021, 2022, 2023 : 930 € ~ 1,310 €
- Barnes Portes Du Soleil
- Guarantee fund Galian-SMABTP 120000 EUR
- SIRET ANNECY 91448443100012
- CPI CPI7401202200000096
- Non-contractual information

Property characteristics

- Reference : JEP0516
- Area : 131.85 m²
- Rooms : 5
- Levels : 4
- Bedrooms : 4
- Heating : Individual Underfloor Electric
- Built in : 2025
- View : Unobstructed, Mountains, Forest
- Orientation : South-west North-west

Areas

Basement

- 1 Bedroom (9.85 m²)
- 1 Shower room (2.5 m²)
- 1 Lavatory (1.75 m²)
- 1 Lavatory (2.3 m²)
- 1 Corridor (5.9 m²)
- 1 Cupboard (1.8 m²)
- 1 Bedroom (12.65 m²)
- 1 Shower room (2.35 m²)

Ground floor

- 1 Bedroom (12.8 m²)
- 1 Bathroom (4.48 m²)
- 1 Entrance (5.36 m²)
- 1 Bedroom (7.56 m²)
- 1 Bathroom (6.02 m²)
- 1 Lavatory (2.39 m²)
- 1 Terrace (7.5 m²)

Services

Double glazing, Sliding windows, Internet, Electric shutters

Proximities

Airport (70 minutes), Bus (90 metres), Town centre (1200 metres), Movies (1300 metres), Primary school (1200 metres), TGV station (30 minutes), Golf (10 minutes), Lake (1200 metres), Doctor (1700 metres), Ski slope (150 metres), Sport center (1500 metres), Supermarket (1400 metres)

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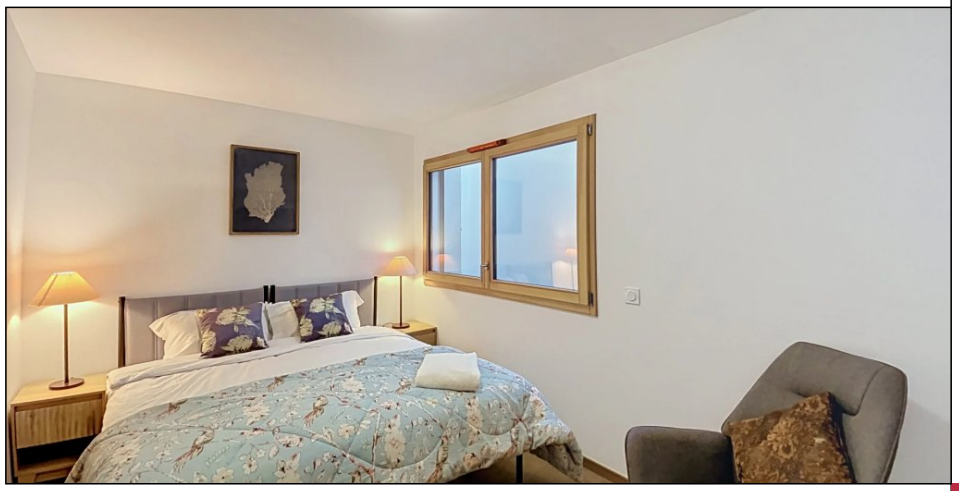
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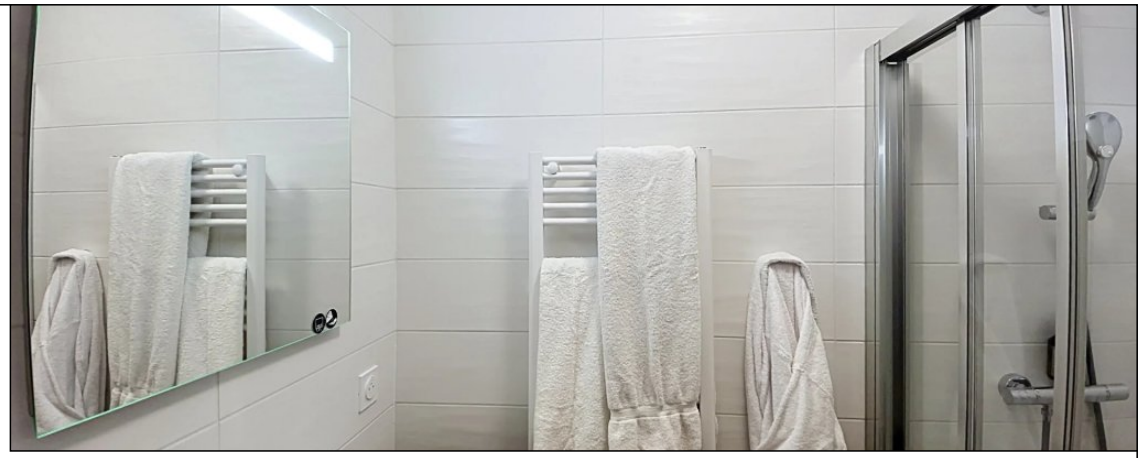


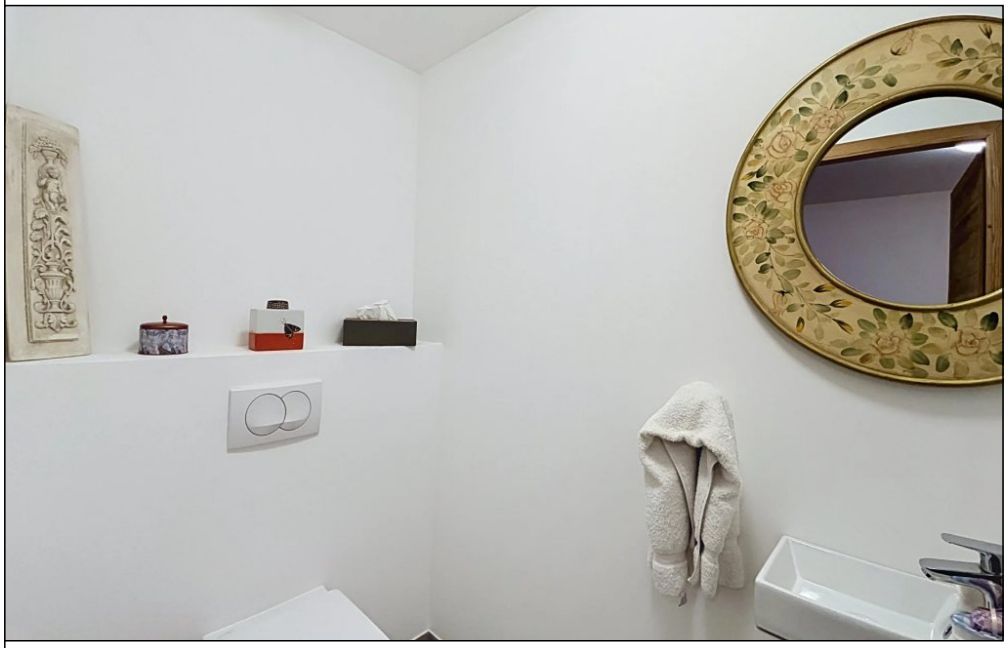


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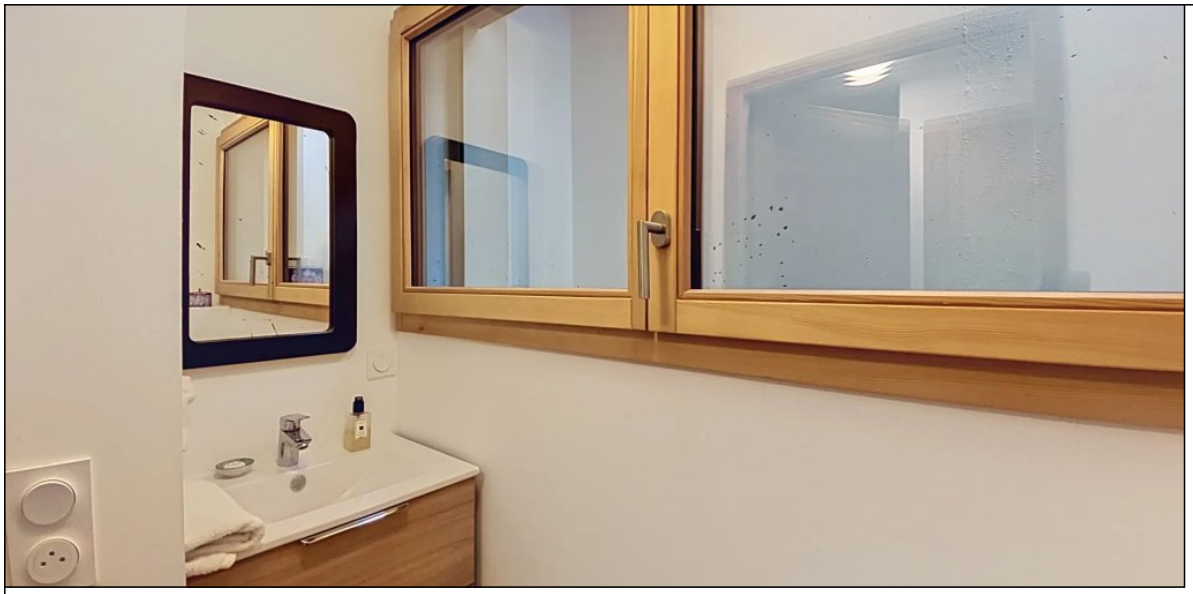






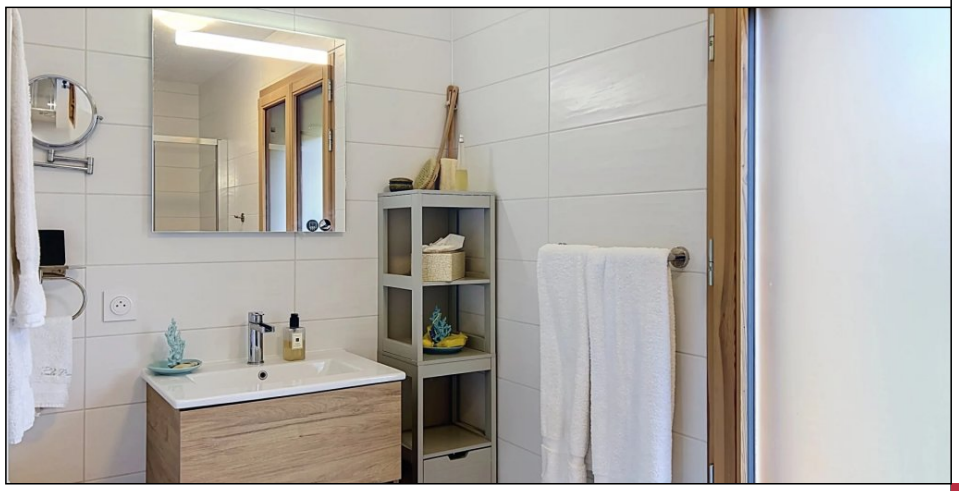
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