

Spacious 6 bedroom chalet with independent 3 bedroom apartment + large garden near ski bus stop, Grand Massif

EXCLUSIVE



INFORMATION

Town:	Verchaix
Department:	Haute-Savoie
Bed:	9
Bath:	6
Floor:	230 m2
Plot Size:	848 m2

IN BRIEF

NOW SOLD

Located in the pretty village of Verchaix in the beautiful Giffre Valley, this attractive south-facing chalet has been recently upgraded and re-decorated. Adjacent is the ski village of Morillon. From there, the ski lift provides access to France's 4th largest ski domain.

Over 3 levels, the chalet is split into a large principal residence with high ceilings in the main living space and with a wood-burning stove. Plus, a separate apartment.

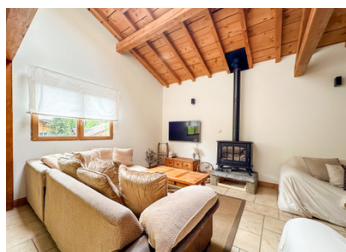
Summary

Main residence

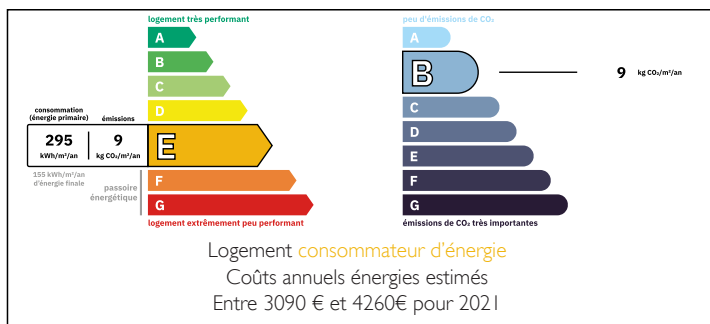
- 1st floor: large open plan living space with kitchen/dining area and living room; 2 double bedrooms, both with ensuite bathrooms.
- 2nd floor: double bedroom; shower room/wc.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



ENERGY - DPE





DESCRIPTION

The chalet is in excellent condition throughout and would make a wonderful primary or secondary residence, with the added option to rent out either the apartment or the main residence to generate an income.

It is conveniently located close to all amenities in Verchaix with south-facing views towards the ski domain. Additionally, the charming village of Samoëns is only 4 km away.

*Underfloor heating"

The property is currently being run as a very successful catered chalet with an option to continue this lease. Please contact us for more details.

LOCAL TAXES

Taxe habitation: EUR

NOTES

The closest ski access is the Morillon Village Telecabine for access to Morillon Les Esserts. Morillon forms part of the large Grand Massif ski area along with Samoëns, Les Carroz, Sixt and Flaine. The summer season is as lively as the winter and features a varied programme of cultural events and entertainment. The leisure base at Lac Bleu, only 1 km away is where you'll find a swimming lake, tree top rope trail, crazy golf, tennis courts and rafting, a restaurant/bar and access to walks along the Giffre river.

The area's accessibility, sunny orientation and natural beauty attract not only skiers and snowboarders, but also walkers, climbers, mountain-bikers and lovers of all kinds of Alpine activities.

Geneva: 50 kms.

The Giffre Valley is equally popular in summer and winter with lots to see and do:

- Fabulous hiking opportunities
- Numerous festivals
- Outdoor swimming at Lac Bleu, which is only a few minutes walk away
- White water rafting on the Giffre