

Conveniently located, 3 bedroom chalet with large garden near Lac Bleu. Easy access to the Grand Massif



## INFORMATION

Town:	Verchaix
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	86 m <sup>2</sup>
Plot Size:	866 m <sup>2</sup>



## IN BRIEF

\*NB offer recently accepted

Situated on a spacious and sunny, level plot with a large garden, the property provides a rare opportunity in a sought-after location within easy walking distance of Lac Bleu in Morillon and the ski bus stop for access to the Grand Massif ski domain.

This classic-style chalet offers approximately 65 m<sup>2</sup> of habitable space, complemented by additional areas including 21 m<sup>2</sup> in the attic (under 1.8 m in height) and a 14 m<sup>2</sup> garage.

Garden Level (22 m<sup>2</sup> plus 14 m<sup>2</sup> garage):

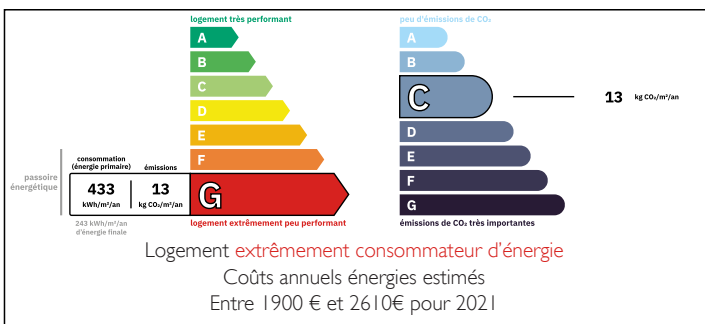
- Bunk bed sleeping area
- Double bedroom
- Shower room with WC
- Garage

First Level (~43 m<sup>2</sup>):

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

This 3 bedroom chalet is located in the village of Verchaix on the valley floor and within walking distance of Morillon and the leisure centre at Lac Bleu. There you will find a swimming lake, restaurant, tree-top course, pump track, rafting and pony trekking.

Morillon is a traditional village and ski resort which is part of the Grand Massif ski domain and its 265km of pistes. The domain consists of Samoëns, Les Carroz, Flaine and of course Morillon.

Lac Bleu – with all its amenities – 700 m

Ski lift – 1 km

Samoëns – 4 km

Geneva – 50 km

## LOCAL TAXES

Taxe habitation:

EUR

The Giffre valley is just as popular in summer with numerous activities and festivals. Check out the Morillon and Samoëns tourist sites for more details. Increasingly, the valley is becoming a year-round destination.

Contact us for more details.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES