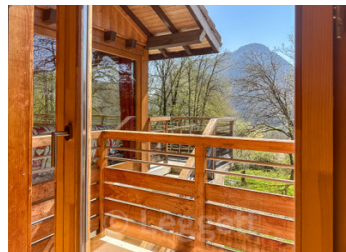


7 bedroom chalet in an idyllic forest setting with glorious mountain views. 18km to Les Gets,



INFORMATION

Town:	Mieussy
Department:	Haute-Savoie
Bed:	7
Bath:	7
Floor:	263 m ²
Plot Size:	2000 m ²



IN BRIEF

Situated in natural surroundings, this south-facing secluded chalet offers stunning views towards the Pic du Marcellly, The Mole and surrounding mountains.

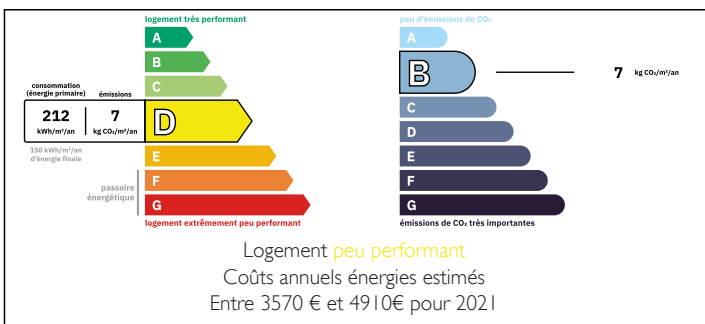
Under 40 km to Geneva, 16 km to Les Gets and 14 km Morillon for the Grand Massif ski domain.

The chalet is currently configured as 3 separate apartments, each with their own private entrances and kitchens. However, the property works equally well as a single 7 bedroom chalet.

Summary

- Garden level: 100 m² bedroom apartment with private terrace.
- 1st floor: 113m² 2 bedroom apartment with large open plan, bright, living area with pellet stove & terrace.
- 2nd floor: 50m² 2 bedroom apartment.

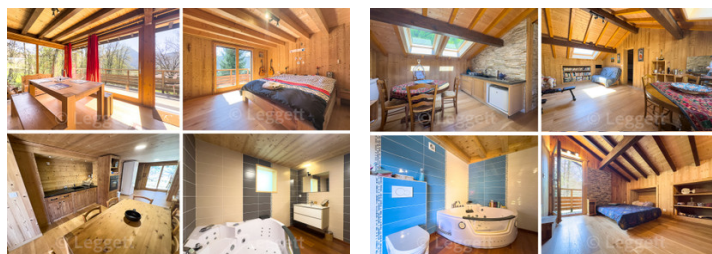
ENERGY - DPE



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.

heated by the pellet burner.



DESCRIPTION

This 7 bedroom chalet with over 300 sq m of useful space on 2000 sq m of land is located just outside the charming village of Mieussy.

MIEUSSY: A HIDDEN GEM IN THE HAUTE-SAVOIE

Mieussy is famously the birthplace of modern paragliding, with the first successful recreational flights taking place at Pointe du Pertuiset in 1978. This achievement attracts paragliding enthusiasts from around the world.

The village itself is home to the 17th-century Church of Saint-Gervais-et-Saint-Protais, a peaceful spot showcasing traditional Savoyard architecture. Visitors can enjoy authentic Alpine cuisine at local restaurants, as well as explore local farms that offer fresh cheeses like Reblochon and traditional Savoyard products.

ACCESS TO SKI RESORTS

Mieussy is close to several ski resorts, including: Sommand (L'Espace de Lys) (12 km), a family-friendly spot for skiing and snowboarding. Morillon (14 km), offering access to the Grand Massif domain.

Les Gets (18 km), part of the Portes du Soleil ski area.

Les Brasses (25 km), with stunning Alpine views.

FÊTE DES BERGERS: THE COW FESTIVAL

Mieussy's Fête des Bergers (Shepherds' Festival) celebrates its farming heritage. This late-summer event features cattle parades, cheese-making demonstrations, traditional music, and sheepdog displays, creating a vibrant celebration of Alpine culture.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES