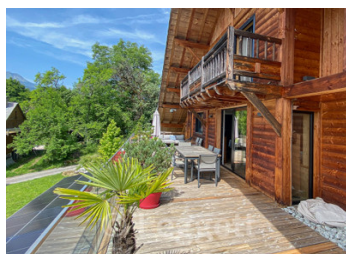


Set in extensive grounds, modern south-facing chalet with independent apartment. Easy access to Geneva.



INFORMATION

Town:	Mieussy
Department:	Haute-Savoie
Bed:	4
Bath:	3
Floor:	212 m2
Plot Size:	2030 m2



IN BRIEF

In a sunny hamlet above Mieussy, this chalet, built in 2007 and fully renovated in 2015 by an architect, offers 2,030 m² of land, south-facing views, and a mix of Alpine charm and modern design.

Split into 2 units – ideal for rentals & guests.

High-quality finishes, Italian furnishings, solar panels, heat pump, EV charger & jacuzzi add comfort and efficiency.

Summary

- Ground floor: Independent apartment with 2 bedrooms, shower room + WC, extra WC, fitted kitchen/dining with pellet stove, lounge, direct terrace/garden access, storage, & 2 parking spaces.

Main home

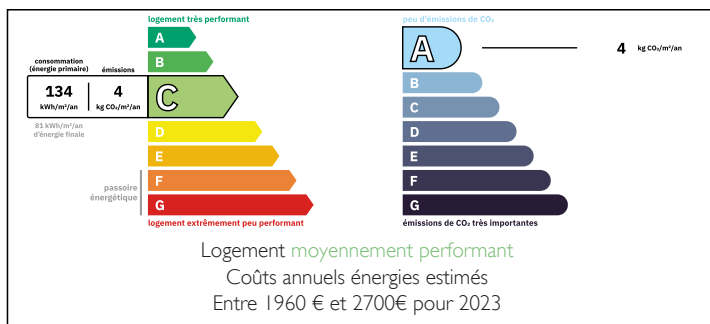
- 1st floor: Private entrance, cloakroom, laundry, open-plan kitchen/dining/living with log burner,

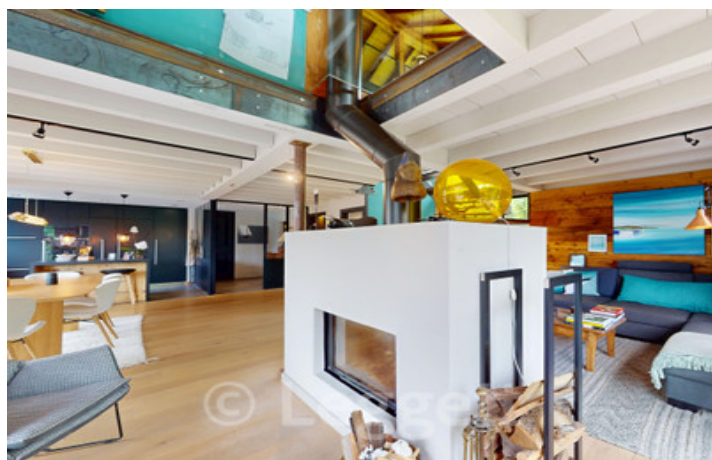
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.

- Exterior: landscaped gardens, covered terrace,

ENERGY - DPE





DESCRIPTION

This Douglas pine chalet combines sustainability, comfort, and versatility. Large windows fill the home with light and frame mountain views, while landscaped gardens feature terraces for year-round outdoor living, including one with solar panels and another with an electric awning. Eco-conscious design includes underfloor heating via a heat-exchange pump, solar energy, and an EV charging point. A jacuzzi adds a touch of luxury.

Spread across three levels, the property is divided into two independent accommodation spaces, offering strong rental potential, flexibility for multi-generational living, or guest accommodation in total privacy.

The principal residence in the chalet currently provides two bedrooms and a mezzanine, but its design allows for straightforward adaptation into a four-bedroom plus mezzanine home by transforming the office and upper lounge into extra bedrooms. In addition, there is scope to create an underground garage at the rear, with the present owner—an architect—willing to supervise the project if required.

Please contact us for more details.

LOCAL TAXES

Taxe foncière: 1086 EUR

Taxe habitation: EUR

NOTES

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-Prottais, 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.