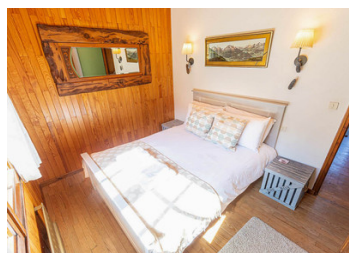


Quintessential chalet boasting fabulous mountain views, + separate studio. Near Morillon, Samoens & Les Gets



INFORMATION

Town:	La Rivière-Enverse
Department:	Haute-Savoie
Bed:	4
Bath:	2
Floor:	100 m2
Plot Size:	1298 m2



IN BRIEF

Offer recently accepted

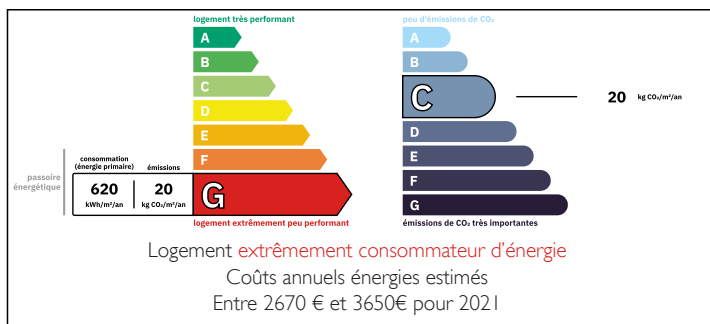
Located in the beautiful Giffre Valley, this cosy chalet boasts breathtaking mountain views, making it an ideal retreat for those seeking natural beauty in a peaceful location.

The ski station of Morillon is just 4 km away providing access to the impressive Grand Massif ski area which includes Samoens, Flaine and Les Carroz. Les Gets, for access to the Portes du Soleil is just 15 km from the chalet and Geneva is only 50 km away.

Summary:

- Principal residence (c. 61 sq m including space • 1st floor: entrance, living room with fireplace, enclosed kitchen, bathroom, dining area, office/bedroom, east facing terrace
- 2nd floor: landing area with desk, 1 double bedroom, single bedroom, WC
- Ground floor: garage/laundry/storage space of 20

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.



DESCRIPTION

The chalet is located just 5 minutes drive from the ski gondola in Morillon, offering great links into the impressive Grand Massif piste network. Morillon also provides a great range of local amenities, including restaurants, cafes, bars, bakery, local market, ice rink and cross country skiing pistes. Several excellent marked walking and biking trails lead directly from the chalet providing an easy way to explore the surrounding forests, hamlets and mountains.

The chalet is surrounded by a large private garden (on grounds of 1300m2) peppered with fruit trees and offering stunning views. A sunny balcony offers stunning Alpine views including the iconic Le Criou peak above Samoens.

Private parking is provided by an off street driveway, while ski and equipment storage is available in a locked garage.

LOCAL TAXES

Taxe habitation: EUR

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

NOTES