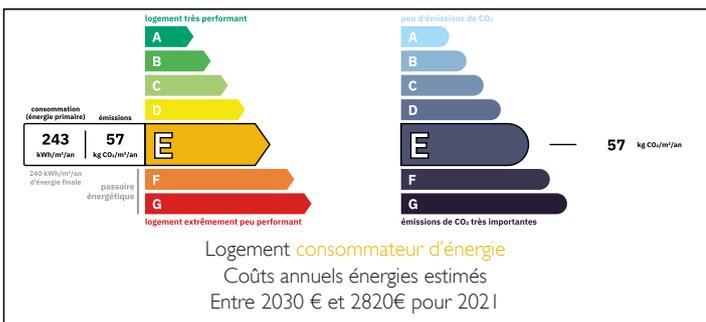


Traditional south-facing chalet with 5 bedrooms and studio. Plus large garden and large terrace. Grand Massif

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Verchaix
Department:	Haute-Savoie
Bed:	5
Bath:	3
Floor:	140 m ²
Plot Size:	895 m ²

IN BRIEF

Located on the valley floor at the entrance to Verchaix, this 5 bedroom chalet offers flexible accommodation space and convenient access to all amenities.

Summary

Ground floor:

- Entrance hallway
- Twin bedroom
- TV room/double bedroom (with access to boiler room)
- WC
- Workshop
- Independent studio of 18 m² with kitchenette, bathroom, twin bedroom area and exterior door leading to garden.

1s floor:

- Lounge with wood-burner, dining area and open plan kitchen

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.

Highlights

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 608 488 • Close to ski bus* stop, Lac Bleu, restaurants and shops. 08 00 73 57 45 Email: info@leggett.fr

• South-facing with mountain views, backing onto a forest.



DESCRIPTION

Conveniently located near to the leisure centre at Lac Bleu, Morillon where you will find a swimming lake, restaurant, tree-top course, pump track, rafting and pony trekking.

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

Ski bus stop – 300 m

Lac Bleu – with all its amenities – 600 m

Ski lift – 1.5 km

Samoens – 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 Samoens tourist sites for more details. Increasingly, the valley is becoming a year-round destination.

Contact us for more details.

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

NOTES