

## Newbuild off plan One bedroom apartment for sale in Verchaix



## INFORMATION

Town:	Verchaix
Department:	Haute-Savoie
Bed:	1
Bath:	0
Floor:	55 m <sup>2</sup>
Outside Space:	50 m <sup>2</sup>

## IN BRIEF

Beautiful new build off plan one bedroom apartment.

Situated on the ground floor of the charming newly built chalet ready for December 2026.

Consists of 1 bedroom, bathroom, kitchen, living room and a large South facing terrace. Also includes a garage.

Bus stop 300 m away, nursery and primary schools in the village, doctor's surgery 600 m away (Collège in Samoens with school transport, lycée in Cluses, local shops in Morillon 3 minutes away by car); Authentic Savoyard village located on the sunny side of the Haut-Giffre Valley at 788 m, a sought-after commune 1 km from Samoens.

## ENERGY - DPE

DPE not required.

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 closest ski access is Morillon Village Telecabine for access to Morillon 1100. Morillon forms part of the large Grand Massif ski area along with Samoëns, Les Carroz, Sixt and Flaine. The summer season is as lively as the winter and features a varied programme of cultural events and entertainment. The leisure base at Lac Bleu, only 4 kms away is where you'll find a swimming lake, tree top rope trail, crazy golf, tennis courts and rafting, a restaurant/bar and access to walks along the Giffre river.

The area's accessibility, sunny orientation and natural beauty attract not only skiers and snowboarders, but also walkers, climbers, mountain-bikers and lovers of all kinds of Alpine activities.

Geneva is only 50 kms away.

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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