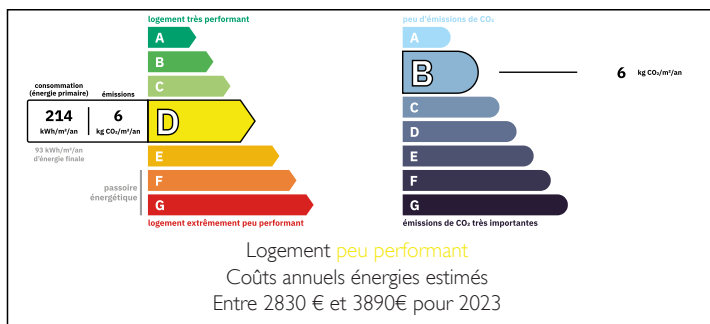


Impressive 3 storey chalet in a fabulous peaceful mountain setting with stunning views. Just 4 km to ski lift.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	La Rivière-Enverse
Department:	Haute-Savoie
Bed:	6
Bath:	4
Floor:	196 m²
Plot Size:	1184 m²

IN BRIEF

Impressive 3-level chalet in La Rivière-Enverse with approx. 196 m² of living space on a 1,184 m² plot. It features 9 rooms, including 6 bedrooms (2 en-suite), 1 bathroom & 3 shower rooms.

Particular highlights include a spacious open-plan living area, modern kitchen, sunny terrace, rear terrace with mountain views, a ground-floor lounge, separate laundry & ski room and 2+ parking spaces.

Heating is provided by a heat pump, heat recovery ventilation, modern radiators, plus a stunning fireplace for added comfort.

Summary

- Ground floor :

Open plan living room & dining area; kitchen; garage; utility room; wc. Balcony.

- Garden level :

TV snug; bathroom; 3 double bedrooms; 2 shower

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.

Individual drainage

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DESCRIPTION

The chalet is located just 4 km from the ski gondola in Morillon, offering great links into the impressive Grand Massif piste network. Les Gets, for access to the Portes du Soleil ski domain is just 16 km away.

Morillon also provides a great range of local amenities, including restaurants, cafes, bars, bakery, local market 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 Giffre valley is just as popular in summer with numerous activities and festivals. Check out the Samoens and Haut Giffre tourism sites for more details. Increasingly, the valley is becoming a year-round destination.

Geneva just 50 kilometers away

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