

Modern chalet with unrivalled 180 Mountain Views divided into 3 separate apartments overlooking Samoëns

EXCLUSIVE



## INFORMATION

Town:	Verchaix
Department:	Haute-Savoie
Bed:	6
Bath:	5
Floor:	260 m2
Plot Size:	1699 m2

## IN BRIEF

Designed entirely around its breathtaking outlook, this contemporary chalet enjoys spectacular, uninterrupted views over Samoëns, the surrounding mountains, and as far as Mt Blanc.

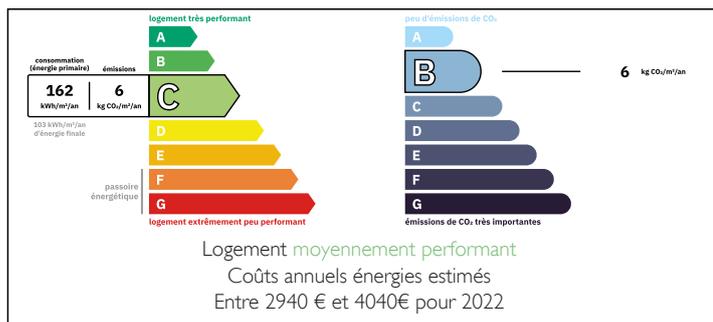
Built in 2008, the property sits on a peaceful 1699 m<sup>2</sup> plot combining striking architecture and modern energy-efficient systems.

Every level has been carefully planned to maximise light, space, and those extraordinary vistas, creating a home that feels connected to its alpine setting.

The chalet comprises 3 independent residential units, offering exceptional flexibility for family living, guest accommodation, or rental income.

The main apartment features generous living spaces centred around a suspended fireplace and large terraces, while the additional apartment and studio

## ENERGY - DPE



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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

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### THE AREA

The closest ski access for this delightful property is the gondola in Morillon Village for access to Morillon Les Esserts. Morillon forms part of the large Grand Massif ski area along with Samoëns, Les Carroz, Sixt and Flaine. The ski domain offers an impressive 265 km of pistes with a top station at 2500 m and mostly north-facing slopes.

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 5 kms away is where you'll find a swimming lake, tree top rope trail, tennis courts, 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.

### PROPERTY DESCRIPTION

Living area: approx. 260 m<sup>2</sup> (232 m<sup>2</sup> official habitable space)

Plus balconies/terraces: approx. 70 m<sup>2</sup> Garage and mezzanine: approx. 60 m<sup>2</sup> Basement: not measured.

Built in 2008 by: Chalet Chardon Constructeur

Two covered parking spaces – one on each side of the house. Garage with large door suitable for a motorhome, and a mezzanine with electric ladder. Additional rear-side parking.

- Apartment 1, 3-bedroom (T4) / approx. 142 m<sup>2</sup>
- Entrance leading to the kitchen/dining/living area with suspended fireplace. Double bedroom, large bathroom with shower and bathtub, separate WC, small office area, storage cupboard, large terrace. Garage/storage/utility room – can be converted or opened up to create a...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES