

Dual-apartment chalet with 360 mountain views near Morillon & Samoens. 50 km to Geneva. Sunny location.



## INFORMATION

Town:	La Rivière-Enverse
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	126 m <sup>2</sup>
Plot Size:	700 m <sup>2</sup>



## IN BRIEF

This classic chalet offers two renovated apartments totaling 126 m<sup>2</sup> of usable space (87 m<sup>2</sup> Loi Carrez) on a 700 m<sup>2</sup> plot with a large garden and terrace. With easy access to major ski areas (Grand Massif, Portes du Soleil, Espace des Lys), it's ideal for a rental investment or for professionals working in the region. The land is also buildable, offering future development potential.

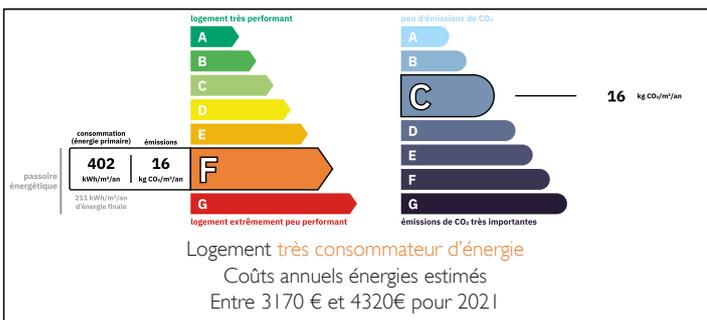
\*New windows installed in 2020\*

### Summary

Apartment 1 (Ground floor) – fully renovated

- Entrance leading to the living space with kitchen/dining area & bunk beds (new parquet flooring)
- 1 double bedroom
- Shower room

## ENERGY - DPE



### Apartment 2

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.

- Access to another bedroom with 3 single beds
- Lots of storage space

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## DESCRIPTION

This chalet, configured as two separate apartments, is set on a large plot and is located between La Riviere Enverse and Morillon in the Giffre Valley.

NB, from January 2026, the energy performance will change from a G to an F because of the new regulations.

The chalet is located just 2.5 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 14 km away.

Morillon also provides a great range of local amenities, including restaurants, cafes, bars, bakery, local market and cross country skiing pistes.

## LOCAL TAXES

**Taxe habitation: EUR**

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.

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

## NOTES