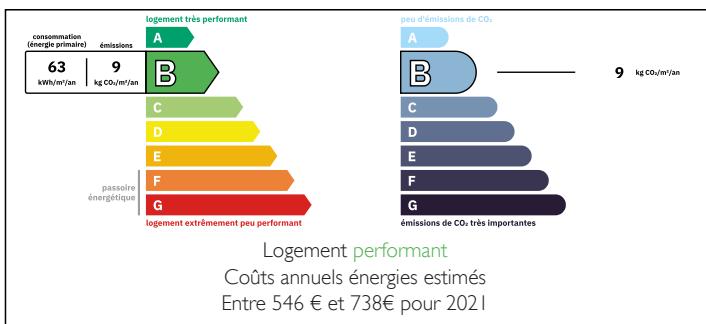


Recently built, 3 bedroom semi-detached chalet in a quiet location with impressive mountain views and garden.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Morillon
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	78 m2
Plot Size:	325 m2

IN BRIEF

This bright semi-detached chalet enjoys a peaceful setting with views towards Le Criou in Samoëns,, décennale insurance, generously sized double bedrooms and attractive high ceilings on the upper floor.

The chalet was built to high standards by a reputable local builder and the kitchen is appliance ready and he can install any appliances supplied.

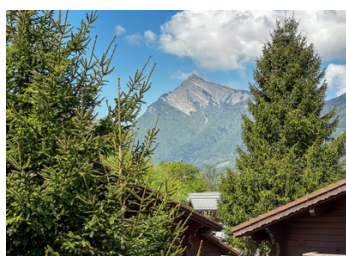
Ski lift in Morillon for the Grand Massif: 1.5 km. Ski bus stop : 300 m

Summary (Chalet B, south side)

- Ground floor: open plan living space with kitchen, dining area and living room leading to east-facing terrace and garden. Plus wc and utility room.
- First floor: 2 double bedrooms (one ensuite with ensuite shower), single bedroom, bathroom and wc.

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

This 3 bedroom chalet is located in Vers Le Pont in the pretty village of Morillon which forms part of the famous Grand Massif ski area with its 265km of pistes. The ski area consists of Flaine, Samoëns, Les Carroz, Morillon and Sixt-Fer-à-Cheval. The Grand Massif offers an impressive 265 km of pistes with a top station at 2500 m.

The ski resort is excellent for beginners with long, confidence building easy blue and green runs. The more advanced skier can benefit from direct access to the whole of the varied Grand Massif.

****Recent investment in new ski lifts****

In summer, the lifts open to allow bikers and walkers access to the mountains. There are also a range of activities on offer throughout the summer. The whole of the Giffre Valley is just as popular in summer as it is in winter. Please see the Morillon tourist website for more details.

Nearby attractions

Morillon village and leisure space at Lac Bleu (1.5 km)

The pretty medieval village of Samoëns (5 km)

Annecy/Geneva (70 km)

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