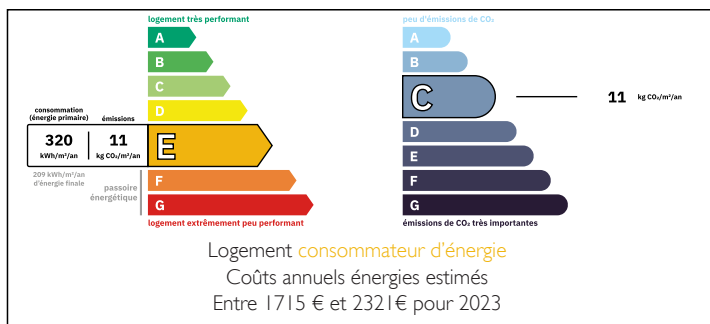


Delightful, four bedroom chalet with large garden in a tourist residence within walking distance of Lac Bleu

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Verchaix
Department:	Haute-Savoie
Bed:	4
Bath:	1
Floor:	80 m ²
Plot Size:	350 m ²

IN BRIEF

Superb opportunity to own a 4 bedroom chalet in a private riverside location with an impressive garden.

Les Hameaux du Giffre is an established chalet community in Verchaix, comprising individual wooden chalets set within a peaceful Alpine setting beside the river Giffre. Combining the independence of a private chalet with the convenience of a managed residence, it provides an ideal base for enjoying the Grand Massif ski area and the year-round attractions of the Giffre Valley.

Summary

Entrance

Double bedroom

Large open-plan living area with kitchen, dining area, and lounge, which includes a beautiful wood-burning stove.

Enclosed sun room

Bathroom with separate 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.

Useful floorspace : c. 80 sq m

Plus veranda c. 14 sq m

Garden: c. 150 m²

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NOTES

DESCRIPTION

What makes this chalet and residence particularly appealing is its position: just 500 metres from the Lac Bleu leisure area, around 1 km from the Grand Massif ski lifts, and only a 4 km from Samoëns. Restaurants, a bakery, ski hire, walking trails and year-round outdoor activities are all close by, while the atmosphere within the park remains quiet and residential.

Most of the chalets are privately owned and used as second homes, which gives Les Hameaux du Giffre a more authentic feel than a traditional holiday complex. Owners benefit from shared facilities including a games room, children's play areas and on-site amenities, while retaining the independence of a standalone chalet with its own outdoor space.

Verchaix is located on the opposite side of the river beside 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...