LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A42384JST74 Price: 1 490 000 EUR

agency fees to be paid by the seller

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







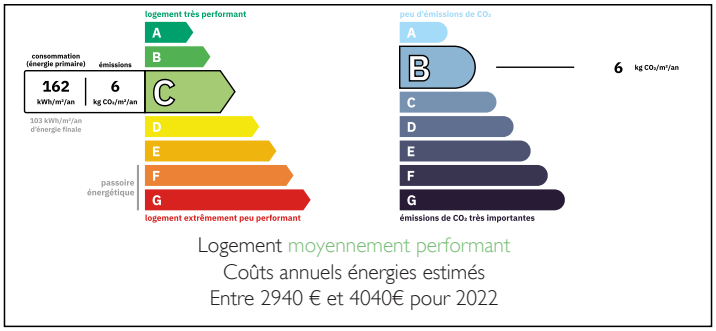








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2940 € et 4040€ pour 2022

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 m² 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

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.

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NOTES

DESCRIPTION

Don't miss the EyeSpy 360° tour and floor plans

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 Grand Massif offers an impressive 265 km of pistes with a top station at 2500 m.

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 m² (232 m² official habitable space)
Plus balconies/terraces: approx. 70 m² Garage and mezzanine: approx. 60 m² 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 m²
- 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 larger kitchen.

- Upstairs: Two bedrooms...