LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A42508JST74 Price: 1 100 000 EUR

agency fees to be paid by the seller

Modern 4 bedroom chalet over 3 levels close to Samoëns, Morillon & Les Gets in a traditional Savoyard village







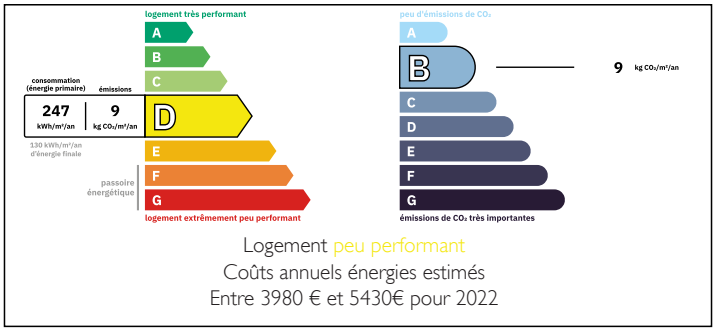








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3980 € et 5430€ pour 2022

INFORMATION

Town:	La Rivière-Enverse
Department:	Haute-Savoie
Bed:	4
Bath:	3
Floor:	193 m2
Plot Size:	675 m2

IN BRIEF

Arranged over 3 levels, this beautiful chalet in La Rivière-Enverse, which is near Morillon, features bright open-plan living areas, three bath/shower rooms, and generous ancillary spaces including a double-length garage and wellness facilities.

Built by a well-regarded local artisan in 2012, the chalet is presented in excellent condition, with modern heating systems and new windows making it a comfortable and highly appealing alpine home.

Summary

- Exterior: long double driveway and parking areas; outside terrace area with dining table; garden; covered terrace; rear garden area
- Ground floor:

Entrance room; open plan dining and kitchen; shower room; double bedroom; wc

- 1st floor:

Living room; 2 double bedrooms; bathroom, front,

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.

Samoëns : 7 km

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DESCRIPTION

The property offers high specifications, a spacious, high-ceiling living room with a south-facing balcony, and excellent use of space, particularly on the garden level. Set in a peaceful, sunny south-facing position with low-maintenance grounds, it provides strong year-round rental potential or an ideal primary residence.

Recent upgrades include connection to mains drainage, the installation of a reversible heat pump on the garden level providing heating, cooling and dehumidification, replacement windows, and a retractable cover to one of the terraces.

The chalet is heated by water-circulated underfloor heating on the ground and first floor with supplementary radiators on the garden level.

The chalet is located just 3.5 km from the ski gondola in Morillon and 7 km to the gondola in Samoëns, offering great links into the impressive Grand Massif piste network. Les Gets, for access to the Portes du Soleil ski domain is just 15 km away.

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

Several excellent marked walking and biking trails lead directly from the chalet providing an easy way to explore the surrounding forests, hamlets and mountains.

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.

Geneva just 50 kilometers away

Floorspace : 178 m² recorded habitable space
Plus:

NOTES

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