LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47878JST74 Price: 335 000 EUR

agency fees to be paid by the seller

South-facing 3 bedroom apartment in a beautifully converted farmhouse. Easy access to the Grand Massif skiing

EXCLUSIVE







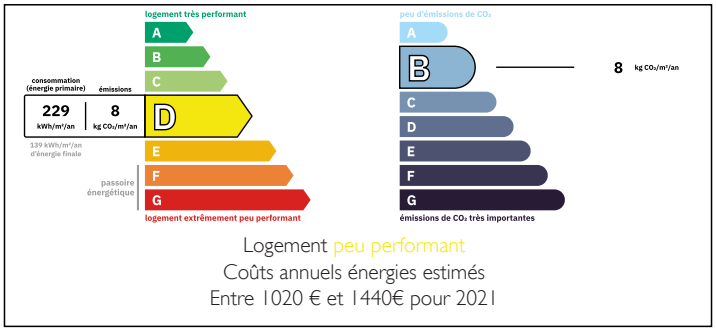








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1020 € et 1440€ pour 2021

INFORMATION

Town:	Verchaix
Department:	Haute-Savoie
Bed:	3
Bath:	1
Floor:	67 m2
Outside Space:	5 m2

IN BRIEF

Charming three bedroom apartment located in Verchaix haut in the Giffre valley with Morillon and Samoëns nearby.

Located on the 1st floor of a well-designed converted farmhouse of 5 apartments, this property offers an impressive 67 sq m of floor space.

The apartment consists of an entrance hallway, with storage cupboards, leading to a modern kitchen and dining area, living room with wood-burning stove and south-facing balcony with beautiful views.

The property has 3 good-sized bedrooms and a separate bathroom. Two of the bedrooms are south-facing with lovely mountain views.

The apartment benefits from a private car parking space, shared garden (160 sq m) and a shared barn for extra storage.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière:	**515 EUR**
Taxe habitation:	**1130 EUR**

NOTES

DESCRIPTION

The closest ski access for this delightful three-bedroom apartment is the telecabine 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 ski domain offers an impressive 265 km of pistes with a top station at 2500 m and mostly north-facing slopes.

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 2 kms away is where you'll find a swimming lake, tree top rope trail, crazy golf, tennis courts and 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.

Geneva is only 50 kms away.

Co-owned building of 14 units
Provisional annual charges: 1000€

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

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