



alpine-property

Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Chalet Le Verney

Morillon, Samoëns & Vallée, Grand Massif

698 000 Euros



Contact

Contact **Shane Cunningham** about this property.

Tel: +33 6 70 03 50 92

Email: shane@alpine-property.com

Key Features

Price	698 000 Euros
Status	FOR SALE
Last updated	22/04/2024
Area	Grand Massif
Location	Samoëns & Vallée
Village	Morillon
Bedrooms	4
Bathrooms	1
Floor area	133 m ²
Detached	Yes
Heating	Combined system
Ski access	Ski bus
Nearest skiing	850 m
Nearest shops	700 m
Garden	Yes
Garage	Covered parking
Drainage	Mains drains
Energy efficiency rating	B (82)
CO2 emissions	A (2)
Agency fees	Paid by the seller

Property Description

Chalet Le Verney is a recently constructed, modern chalet nestled on a generous 799m² plot. Situated on the outskirts of Morillon village, this chalet offers proximity to nature and the serene woodlands, ensuring a tranquil living experience.

One enters the property through a spacious entrance porch, leading to an independent bedroom and a luminous living area. This open-concept space boasts a modern kitchen, a convenient pantry, a cozy lounge area, and a well-placed toilet for your convenience.

The first floor offers three large bedrooms, each designed to perfection. The spacious bathroom is equipped with a shower, double sink, and another toilet, ensuring a comfortable and stylish living environment.

Outside, a substantial wooden terrace is accessible directly from the living space. The garden includes a quaint shelter, perfect for relaxation amidst nature. At the entrance there is a covered parking area suitable for two cars.

This chalet has been meticulously designed with a commitment to ecological sustainability, ensuring a harmonious blend of modern comforts and environmental responsibility.

The basement of the chalet houses a state-of-the-art rainwater recuperation system. This forward-thinking feature gives the future owner the option to harness recuperated rainwater for toilet flushing and the washing machine, contributing to water conservation.

Electric blinds adorn all the windows, enabling effortless regulation of natural light throughout the property, especially during the sun-drenched summer months. You'll find comfort and energy efficiency in equal measure. Thanks to the high insulation value of the roof and walls, this chalet remains comfortably heated for the majority of the year. A unique heat-recuperating ventilation system is in place to make this possible. During the colder winter months, the system receives a helping hand from strategically placed electrical radiators. For your convenience, the property is seamlessly connected to mains drains, ensuring a hassle-free and environmentally responsible wastewater disposal solution.

While the chalet is move-in ready, some finishing touches are needed. Quotes for these enhancements have been secured, and additional information is available upon request.

The property is within easy access of the Grand Massif ski lifts, and a ski bus stop is nearby.

















