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# Chalet Graveruaz

**Verchaix, Samoëns & Vallée, Grand Massif**

**560 000 €uros**



## Contact

Contact **Lexie Starling** about this property.

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# Key Features

<b>Price</b>	560 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	20/05/2019
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Verchaix
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	135 m²
<b>Land area</b>	1111 m²
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	2.5 km
<b>Nearest shops</b>	1 km
<b>Garage</b>	Single
<b>Drainage</b>	Septic tank
<b>Energy efficiency rating</b>	D (205)
<b>CO2 emissions</b>	C (11)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Graveruaz is located on the valley floor in Verchaix d'en bas - a quiet, sunny spot accessible to local amenities (a 10 minute to the local bakery along the river) and a 5 minute drive to neighbouring Morillon ski gondola for nearest access to skiing in the Grand Massif. Morillon's Lac Bleu, also down the road, is buzzing with summer activities for all ages and ski du fond during winter.

Built in 2007. this chalet is set over three floors, embracing space and the comfort of modern living. Entering the property from the west on the ground floor, immediately right are built in storage units for coats etc. with a guest WC at the far end. Straight ahead, you are welcomed in to a spacious open plan living and dining area, accented by several picture windows and a sliding door (all equipped with convenient electric shutters) onto an east facing terrace with a backdrop of inspiring mountain scenery.

The Italian fitted kitchen, also open plan, has a sociable island perfect for entertaining and naturally defines the different living zones. Underfoot is electric heating complemented by an efficient wood burner in the living room. On this same level is a bedroom currently set up as an office.

Upstairs has a spacious landing, two walk in dressing closets, a master bedroom with an ensuite bathroom (free-standing shower, jacuzzi bath and WC), an independent WC and a large bedroom ready to split into two.

On the lower ground floor is a large multi-functional space (approximately 90 m2) with good natural light which could accommodate a play room, gym, sauna, home cinema etc. There is also a spacious laundry room with bathroom and a cellar.

Externally is a lockable garage (with electricity and water point), several terraces (south and east), with magnificent views and a surface top swimming pool powered by solar panels.























