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Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Chalet Praillou

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

**685 000 Euros**



## Contact

Contact **Shane Cunningham** about this property.

**Tel:** +33 6 70 03 50 92

**Email:** [shane@alpine-property.com](mailto:shane@alpine-property.com)

# Key Features

<b>Price</b>	685 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	24/02/2021
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Verchaix
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Floor area</b>	170 m²
<b>Land area</b>	7800 m²
<b>Heating</b>	Oil fired central heating
<b>Chimney</b>	Enclosed fire
<b>Nearest skiing</b>	3.5 km
<b>Nearest shops</b>	2 km
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Septic tank
<b>Taxe foncière</b>	736.00 Euros
<b>Energy efficiency rating</b>	E (265)
<b>CO2 emissions</b>	E (60)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Prailou is a 4 bedroom property originally dating from the mid 1990s which has been internally overhauled by its present owner.

Located in Verchaix en Haut, a neighbouring village between Samoens and Morillon, this property is ensconced within 7800m2 of land marrying privacy, nature and soothing views onto alpine contours. This property is a 12 minute walk to Verchaix en Haut's amenities, a 5 minute drive to Morillon's ski gondola (to access the Grand Massif Ski Domaine) and just over an hour's drive to Geneva.

Set over 3 floors, the chalet is composed of approximately 145m2 of habitable space. Entering the property from the east into a well-conceived entrance area there is an open plan living room featuring a vaulted ceiling exposing the framework of the roof to provide an airy functional space. Straight ahead is an inviting south facing balcony for views and sunshine. The fully equipped kitchen, replaced some 6 years ago, is tucked off to the east of the living space. On this same level is a family bathroom (double sink bath and shower), independent WC and internal access into a single garage with storage space above.

Upstairs are two bedrooms, one of which is currently set up as an office, and access into the storage area above the garage.

The lower ground floor can be accessed independently via external stairs as well as internally. This level is composed of two further bedrooms with south facing views of decent proportion, a recently replaced shower room (2 years ago), an independent WC plus a summer kitchen and multipurpose space that could be easily set up as a snug or living area with direct access outside. Also on this floor, is a boiler room (oil fired), laundry area and a decent size cave.

Chalet Prailou operates on oil fired central heating and is connected to a septic tank (original).













































