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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

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Maison du Verney

Morillon, Samoëns & Vallée, Grand Massif

725 000 €uros



Contact

Contact **Shane Cunningham** about this property.

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Email: shane@alpine-property.com

Key Features

Price	725 000 Euros
Status	UNDER CONTRACT
Last updated	10/01/2022
Area	Grand Massif
Location	Samoëns & Vallée
Village	Morillon
Bedrooms	4
Bathrooms	3
Floor area	170 m²
Land area	157 m²
Detached	Yes
Heating	Underfloor heating
Ski access	Ski bus
Nearest skiing	650 m
Nearest shops	600 m
Garden	Yes
Garage	Covered parking
Drainage	Mains drains
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Maison du Verney is a fabulous new renovation project by the established local design team "Design With Altitude". They have taken this characteristic old village house and beautifully blended the original stone and wooden structures with modern luxury and comfort. The property oozes modern mountain design and a careful attention to detail and space is evident throughout.

Located in a quiet hamlet on the edge of Morillon village, the house offers 146m² of liveable space and 172m² of floor space, spread over 3 floors. Entering the property on the lower ground floor, there is a large entrance area with built in storage, a laundry / technical room, a shower room with WC, a sauna, a bunk bedroom and a home cinema. On the upper ground floor there is a master en suite bedroom, a bathroom with free standing bath and shower, an independent WC and two further double bedrooms. The top floor of the house is a stunning open plan space, with the exposed wooden beams combining with the modern furnishings and fittings for a truly splendid effect. There is a bright and modern Italian kitchen containing all the high end appliances, a bar area, dining area to seat 10 in comfort and a relaxing living area. Large sliding doors on both gable ends allow for an abundance of light to flow through this floor at all times of the day. They also give access to a spacious east facing covered terrace with a beautiful outlook towards the Criou, an outdoor seating and dining area and a plancha. There is also a west facing balcony, perfect for sitting and taking in the beautiful valley sunsets.

Outside there is a covered parking space with a handy storage area to the rear. There is also a small amount of easily maintained green spaces around the house.

The property has an underfloor hydraulic heating system throughout, triple glazed windows and is connected to the mains drains.



ENTREE - 7.82m²
 SAUNA - 3.33m²
 SDB - 3.24m²
 CABINE - 6.03m²
 SALLE TV - 12.57m²
 BUANDERIE - 6.53m²
 DEGAGEMENT - 7.31m²

PAS A L'ECHELLE

SOUS SOL		DESIGN WITH ALTITUDE Bureau d'études 271 Chemin des Barmes 74240, DOMPRET Catherine KARAN-VELLIARD 06 20 74 02 70 Jean-Philippe BOUTIER 04 79 43 43 08	A3
	SARL ALTITUDE		
LE VERNEY - MORILLON			



CHAMBRE 1 - 12.62m²
 SDB EN-SUITE - 3.78m²
 CHAMBRE 2 - 10.05m²
 CHAMBRE 3 - 9.03m²
 SDB 2 - 5.31m²
 WC - 1.53m²
 DEGAGEMENT - 3.22m²

FAS A L'ECHELLE

RDC		DESIGN WITH ALTITUDE
		Espace d'habitat
		3111 - Champs-Élysées
		Paris, France
		01 42 42 42 42
SARL ALTITUDE		
LE VERNEY - MORILLON		A3



PIECE DE VIE - 54.36m²
BALCON - 5.8m²
TERRASSE - 19.27m²

PAS A L'ECHELLE

NIVEAU 1		DESIGN WITH ALTITUDE Bureau d'études 8711 Chemin des Barmes 90000, Joux-la-Vie 03 90 00 00 00 03 90 00 00 00	A3
SARL ALTITUDE			
LE VERNEY - MORILLON			





















