



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

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

# Appts. Terre de Lhottis, T2

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

**249 000 €uros**



## Contact

Contact **Em Entwistle** about this property.

**Tel:** +33 7 82 26 96 75

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

# Key Features

<b>Price</b>	249 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	26/02/2025
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Verchaix
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Floor area</b>	47 m²
<b>Heating</b>	Heat pump
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.5 km
<b>Nearest shops</b>	2.5 km
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	40
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Situated in the picturesque village of Verchaix, Terres de Lhottis is a distinctive new development designed to maximize sunlight and offer breathtaking views of the surrounding mountain landscapes.

Terres de Lhottis features 34 apartments and 6 villas, ranging from one to four bedrooms, spread across six buildings. These properties boast spacious, thoughtfully designed interiors, with most offering dual orientations and private balconies or terraces to fully embrace the fresh mountain air. Meticulously crafted to harmonize with the surrounding landscape and the village's alpine charm, the development adheres to RE2020 environmental standards. Architectural elements such as wooden cladding and spires have been incorporated into the façades to enhance its natural integration into the environment.

Located just a 3-minute drive from the Morillon gondola, 10 minutes from the Samoëns gondola, and only 10-minutes walk to Morillon's local lake, Lac Bleu, this development offers an ideal location for both summer and winter activities. Additionally, Verchaix is just an hour's drive from Geneva International Airport, providing convenient year-round access.

Each property will be equipped with a dual-function heat pump, responsible for water heating, property heating, and cooling during warmer months. Additionally, the project will be connected to the mains drainage system.

Apartments are sold with a private parking space, and access to a secure bike locker.

Additionally, the apartment benefits from reduced notary fees (approx. 3%) and is covered by a 10-year insurance guarantee, offering peace of mind and long-term protection.

While the kitchen itself is not included, we can recommend skilled artisans who would be able to provide quotes for its installation.

The delivery of this project is planned for the first trimester of 2027.

Apt ----- Facing ----- Size m2 ---- Price inc VAT ----- Floor  
A13 ----- NE ----- 47.03 ----- € 249,000 ----- 1st  
A23 ----- NE ----- 46.49 ----- € 274,000 ----- 2nd  
A04 ----- SW ----- 54.30 ----- € 304,000 ----- ground ---- SOLD

[Appts. Terre de Lhottis, T3](#)

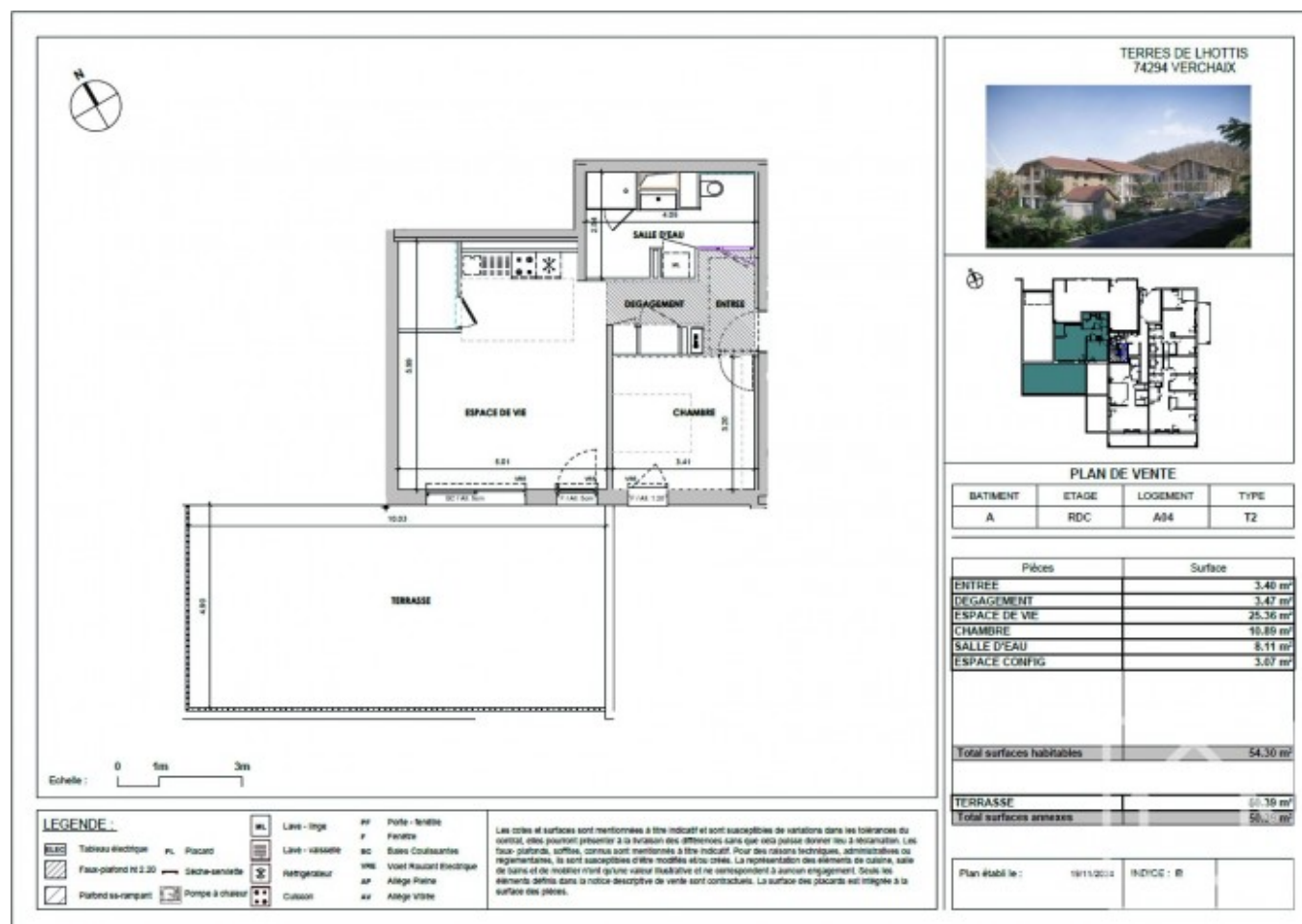
[Appts. Terre de Lhottis, T4](#)

[Terre de Lhottis, Villa C](#)

[Terre de Lhottis, Villa D](#)

[Terre de Lhottis, Villa E](#)

The property is covered by the copropriété rules.







PROPOSITION HOME STAGING 3D - NON CONTRACTUEL













