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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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Appts. Lhottis, T2

Verchaix, Samoëns & Vallée, Grand Massif

249 000 €uros



Contact

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Key Features

Price	249 000 Euros
Status	FOR SALE
Last updated	14/01/2025
Area	Grand Massif
Location	Samoëns & Vallée
Village	Verchaix
Bedrooms	1
Bathrooms	1
Floor area	47 m ²
Heating	Heat pump
Ski access	Ski bus
Nearest skiing	1.5 km
Nearest shops	2.5 km
Garage	Covered parking
Drainage	Mains drains
Number of lots	40
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	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

[Appts. Lhottis, T3](#)

[Appts. Lhottis, T4](#)

[Villas. Lhottis, T4](#)

[Villas. Lhottis, T5](#)

The property is covered by the copropriété rules.

TERRES DE LHOTTIS
74294 VERCHAIX

PLAN DE VENTE

BATIMENT	ETAGE	LOGEMENT	TYPE
A	RDC	A04	T2

Pièces	Surface
ENTREE	3.40 m ²
DEGAGEMENT	3.47 m ²
ESPACE DE VIE	25.36 m ²
CHAMBRE	10.89 m ²
SALLE D'EAU	8.11 m ²
ESPACE CONFIG	3.07 m ²
Total surfaces habitables	54.30 m²
TERRASSE	0.19 m ²
Total surfaces annexes	54.49 m²

LEGENDE :

	Tableau électrique		Placard		Lave - linge		Porte - Meuble
	Faux-plafond H2.20		Sèche-linge		Lave - vaisselle		Fenêtre
	Placard compact		Pompe à chaleur		Refrigerateur		Volet Motorisé Electrique
			Cuisson		Alège Plaine		Alège Vitre

Les cotes et surfaces sont mentionnées à titre indicatif et sont susceptibles de variations dans les tolérances du contrat, elles pourront présenter à la location des différences dans que cela puisse donner lieu à réclamation. Les faux-plafonds, soffits, cornues sont mentionnés à titre indicatif. Pour des raisons techniques, administratives ou réglementaires, ils sont susceptibles d'être modifiés et/ou omis. La représentation des éléments de cuisine, salle de bain et de mobilier n'est qu'une valeur indicative et ne correspond pas à un engagement. Tous les éléments définis dans la notice descriptive de vente sont contractuels. La surface des placards est intégrée à la surface des pièces.

Plan établi le :	18/11/2012	INDICE :	B
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PROPOSITION HOME STAGING 3D - NON CONTRACTUEL







