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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, T4

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

**447 000 €uros**



## Contact

Contact **Em Entwistle** about this property.

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# Key Features

<b>Price</b>	447 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	14/01/2025
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Verchaix
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Floor area</b>	84.3 m <sup>2</sup>
<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
A02	SW	84.32	€ 423,000	ground
A15	SW	84.33	€ 423,000	1st
A11	SW	82.21	€ 424,000	1st
A21	SW	82.21	€ 440,000	2nd
A25	SW	84.32	€ 447,000	2nd

[Apts. Lhottis, T2](#)

[Apts. Lhottis, T3](#)

[Villas, Lhottis, T4](#)

[Villas, Lhottis, T5](#)

The property is covered by the copropriété rules.

Echelle : 0 1m 3m

TERRES DE LHOTTIS  
74294 VERCHAIX

**PLAN DE VENTE**

BATIMENT	ETAGE	LOGEMENT	TYPE
A	R+2	A25	T4

Pièces	Surface
ENTREE	4.04 m <sup>2</sup>
DEJOURNEMENT	6.90 m <sup>2</sup>
SEJOUR	25.24 m <sup>2</sup>
ESPACE DE TRAVAIL	3.29 m <sup>2</sup>
CHAMBRE 1	10.04 m <sup>2</sup>
CHAMBRE 2	9.82 m <sup>2</sup>
SALL D'EAU	5.56 m <sup>2</sup>
WC	1.06 m <sup>2</sup>
<b>Total surfaces habitables</b>	<b>84.32 m<sup>2</sup></b>
BALCON	15.34 m <sup>2</sup>
<b>Total surfaces annexes</b>	<b>15.34 m<sup>2</sup></b>

Plan établi le :	18/11/2024	INDIC : B
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**LEGENDE :**

Tableau électrique	Placard	Lift - cage	Porte - fenêtre
Plafond ht 2.20	Sèche-serviette	LVM - VMS/VMR	Porte
Plafond sa-suspant	Pompe à chaleur	Répartiteur	Sable Coilsuantes
		Caisson	Vitril Roulant électrique
			Allège Plaine
			Allège Vitée

Les cotés et surfaces sont mentionnés à titre indicatif et sont susceptibles de variations dans les tolérances de construct, elles peuvent présenter à la location des différences dans que cela puisse donner lieu à réclamation. Les faux-plafonds, soffits, connus sont mentionnés à titre indicatif. Pour des raisons techniques, administratives ou réglementaires, ils sont susceptibles d'être modifiés et/ou créés. La représentation des éléments de cuisine, salle de bain et de toilette n'est qu'une valeur indicative et ne correspondent à aucun engagement. Tous les éléments définis dans la notice descriptive de vente sont contractuels. La surface des placards est intégrée à la surface des pièces.





















