



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

Web: www.alpine-property.com

Villas. Lhottis, T5

Verchaix, Samoëns & Vallée, Grand Massif

616 000 €uros



Contact

Contact **Em Entwistle** about this property.

Tel: +33 7 82 26 96 75

Email: em@alpine-property.com

Key Features

Price	616 000 Euros
Status	FOR SALE
Last updated	14/01/2025
Area	Grand Massif
Location	Samoëns & Vallée
Village	Verchaix
Bedrooms	4
Bathrooms	2
Floor area	127.1 m ²
Land area	216 m ²
Detached	No
Heating	Heat pump
Ski access	Ski bus
Nearest skiing	1.5 km
Nearest shops	2.5 km
Garden	Yes
Garage	Single
Drainage	Mains drains
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.

VILLA E is a spacious 127.11m² two-level semi-detached villa. On the ground floor, you will find a spacious 19.44m² garage, a laundry room, a WC, a kitchen area, and a generous south facing living area that opens onto a 29.68m² southeast-facing terrace and a large 104.36m² private garden.

On the second floor, the villa offers a bathroom, a separate WC, and four bedrooms. One of the bedrooms includes an ensuite shower room, and a 4.59m² north facing balcony.

This property also includes a private parking space.

VILLA F is a spacious 127.07m² two-level semi-detached villa. On the ground floor, you will find a spacious 19.44m² garage, a laundry room, a WC, a kitchen area, and a generous south facing living area that opens onto a 29.39m² southwest-facing terrace and a large 215.86m² private garden.

On the second floor, the villa offers a bathroom, a separate WC, and four bedrooms. One of the bedrooms includes an ensuite shower room, and a 4.54m² north facing balcony. This property also includes a private parking space.

Additionally, the villas benefit from reduced notary fees (approx. 3%) and are 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.

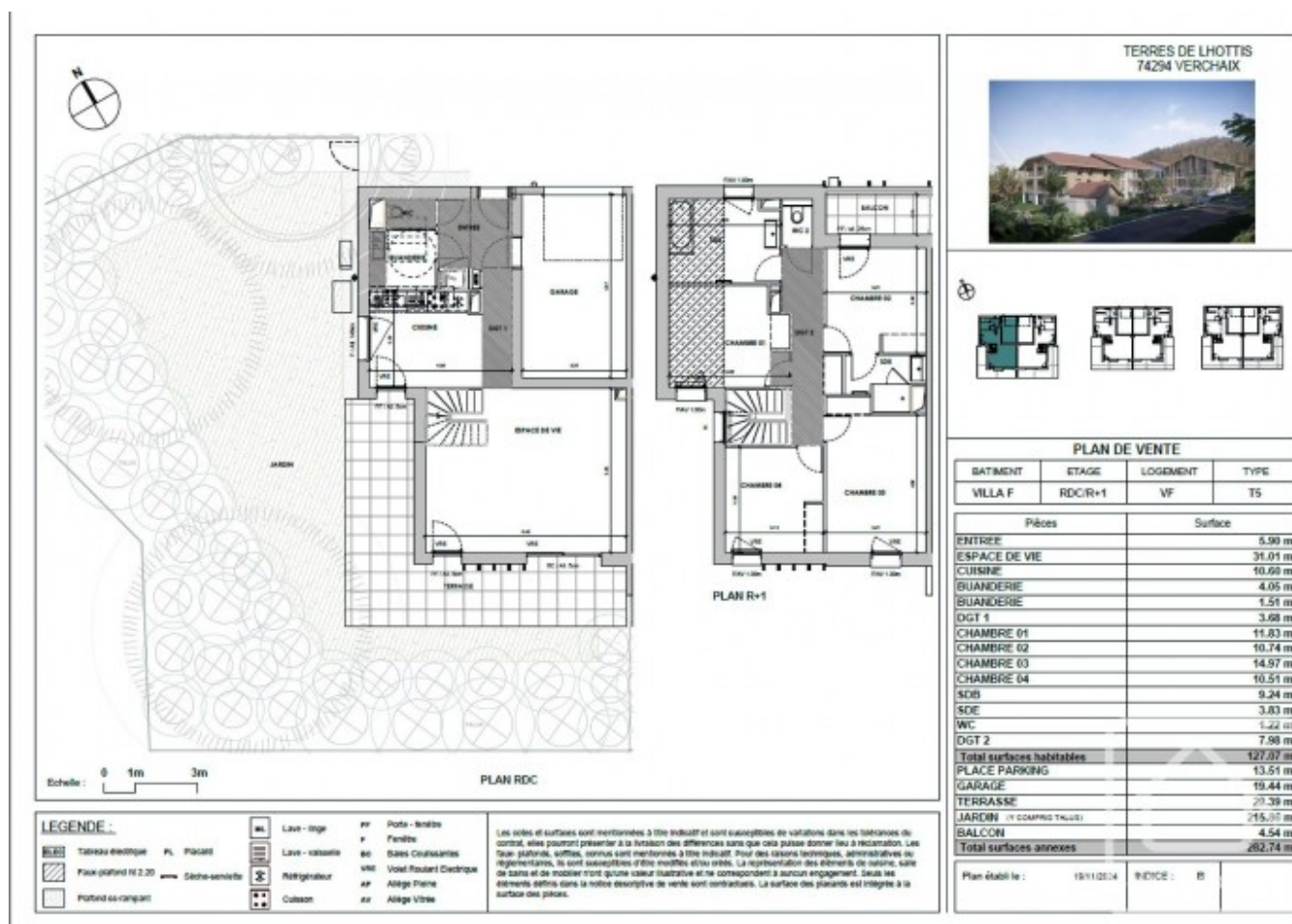
The delivery of this project is planned for the first trimester of 2027.

[Villas. Lhottis, T4](#)

[Appts. Lhottis, T2](#)

[Appts. Lhottis, T3](#)

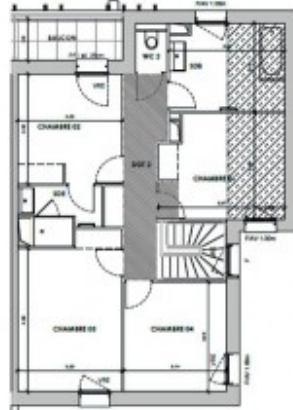
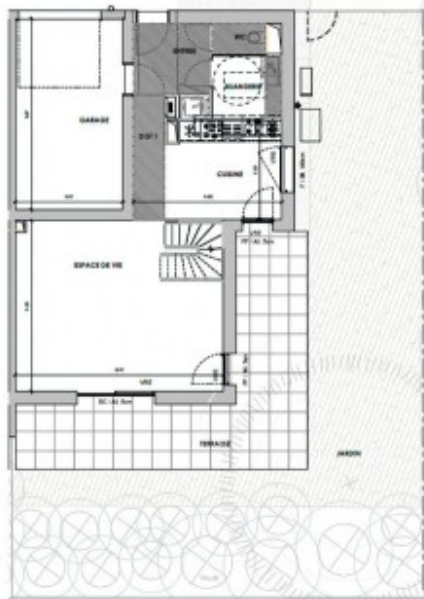
[Appts. Lhottis, T4](#)











PLAN R+1

Echelle : 0 1m 3m

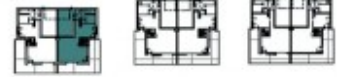
PLAN RDC

LEGENDE :

	Tableau électrique		Placard		Lave-linge		Porte - fenêtre
	Faux-plafond et 2.20		Sèche-serveirs		Lave-vaisselle		Escalier
	Rampant sa-rampant		Refrigerateur		Vaier Hauteit électrique		Alliage Plaine
			Coussin		Alliage Vitile		

Les cotés et surfaces sont mentionnés à titre indicatif et sont susceptibles de variations dans les tolérances du contrat, elles pourront présenter à la livraison des différences dans que vous puisse donner lieu à réclamation. Les faux-plafonds, soffites, cornues 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 illustrative et ne correspond pas à aucun engagement. Sous les éléments définis dans la notice descriptive de vente sont contractuels. La surface des placards est intégrée à la surface des pièces.

TERRES DE LHOTTIS
74294 VERCHAIX



PLAN DE VENTE

BATIMENT	ETAGE	LOGEMENT	TYPE
VILLA E	RDC/R+1	VE	T5

Pièces	Surface
ENTREE	5,90 m ²
ESPACE DE VIE	31,01 m ²
CUISINE	10,69 m ²
BUANDERIE	4,05 m ²
WC	1,51 m ²
DGT 1	3,68 m ²
CHAMBRE 01	11,85 m ²
CHAMBRE 02	10,71 m ²
CHAMBRE 03	14,92 m ²
CHAMBRE 03	10,58 m ²
SDB	9,24 m ²
SDE	3,82 m ²
WC	1,22 m ²
DGT 2	8,02 m ²
Total surfaces habitables	127,11 m²
PLACE PARKING	15,00 m ²
GARAGE	19,44 m ²
TERRASSE	27,68 m ²
JARDIN (Y DÉPARTEMENTAL)	104,70 m ²
BALCON	4,59 m ²
Total surfaces annexes	171,07 m²

Plan établi le :	18/11/2014	INDICE :	B
------------------	------------	----------	---