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Terre de Lhottis, Villa D

Verchaix, Samoëns & Vallée, Grand Massif

574 000 €uros



PROPOSITION HOME STAGING 3D - NON CONTRACTUEL

Contact

Contact **Em Entwistle** about this property.

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Key Features

Price	574 000 Euros
Status	UNDER CONTRACT
Last updated	26/02/2025
Area	Grand Massif
Location	Samoëns & Vallée
Village	Verchaix
Bedrooms	3
Bathrooms	2
Floor area	115.5 m ²
Land area	129 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 D is a spacious 115.47m² 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 29.47m² southwest-facing terrace and a large 129.47m² private garden.

On the second floor, the villa offers a bathroom, a separate WC, and three bedrooms. One of the bedrooms includes an ensuite shower room.

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

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

Terre de Lhottis, Villa E

Appts. Terre de Lhottis, T3

Appts. Terre de Lhottis, T4







