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# Terre de Lhottis, Villa E

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

**599 000 €uros**



PROPOSITION HOME STAGING 3D - NON CONTRACTUEL

## Contact

Contact **Shane Cunningham** about this property.

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# Key Features

<b>Price</b>	599 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	13/05/2025
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Verchaix
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	127.1 m <sup>2</sup>
<b>Land area</b>	105 m <sup>2</sup>
<b>Detached</b>	No
<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>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<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.

VILLA E is a spacious 127.11m<sup>2</sup> two-level semi-detached villa. On the ground floor, you will find a spacious 19.44m<sup>2</sup> garage, a laundry room, a WC, a kitchen area, and a generous south facing living area that opens onto a 29.68m<sup>2</sup> southeast-facing terrace and a large 104.36m<sup>2</sup> 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 4.59m<sup>2</sup> 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.

[Terre de Lhottis, Villa C](#)

[Terre de Lhottis, Villa D](#)

[Apts. Terre de Lhottis, T2](#)

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

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













