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# Chalet Claire

**Morillon, Samoëns & Vallée, Grand Massif**

**648 000 Euros**



## Contact

Contact **Em Entwistle** about this property.

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# Key Features

<b>Price</b>	648 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	20/03/2025
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Morillon
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	115 m <sup>2</sup>
<b>Land area</b>	188 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Combined system
<b>Chimney</b>	Pellet stove
<b>Nearest skiing</b>	650 m
<b>Nearest shops</b>	400 m
<b>Garden</b>	Yes
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	623.00 Euros
<b>Energy efficiency rating</b>	C (156)
<b>CO2 emissions</b>	A (5)
<b>Agency fees</b>	Paid by the seller

## Property Description

This stunning 115m<sup>2</sup> chalet (100m<sup>2</sup> liveable space) in Morillon is just a 10-minute walk from the gondola, 15 minutes from Lac Bleu, and an hour's drive from Geneva International Airport. Built in 2018 by a local artisan, it showcases high-quality materials, including beautiful natural wood that enhances its warm alpine charm.

The ground floor features a spacious entrance with built-in storage, an independent WC, and a south-facing open-plan kitchen and living area filled with natural light from large sliding glass doors that lead to a sunny terrace. This level offers underfloor heating and a cozy wood pellet burner for comfort in all seasons.

Upstairs, you'll find three generous double bedrooms, including a master bedroom with a private south-facing balcony, as well as a large bathroom with a bathtub, shower, and double sink.

Additionally, the chalet includes an independent studio with a kitchen, bathroom, spacious bedroom, and living area, making it ideal for rental income or guest accommodation. This level also houses a laundry/utility room with a thermodynamic boiler for energy efficiency.

The property is built to RT2012 standards, has a carport, and is connected to mains drainage, making it a perfect blend of modern convenience and traditional alpine aesthetics.

























