



**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](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Appt. Lhottis

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

**260 000 €uros**



## Contact

Contact **Lexie Starling** about this property.

**Tel:** +33 6 47 32 08 81

**Email:** [lexie@alpine-property.com](mailto:lexie@alpine-property.com)

# Key Features

<b>Price</b>	260 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	28/05/2026
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Verchaix
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Floor area</b>	42.6 m <sup>2</sup>
<b>Heating</b>	Gas
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	4 km
<b>Nearest shops</b>	170 m
<b>Drainage</b>	Mains drains
<b>Annual charges</b>	843.00 €uros
<b>Number of lots</b>	34
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	C (120)
<b>CO2 emissions</b>	C (24)
<b>Agency fees</b>	Paid by the seller

## Property Description

Situated on the first floor of Chalet B in Le Varshe Residence on the valley floor of Verchaix, this immaculate one-bedroom T2 apartment (42.62 m<sup>2</sup> loi Carrez) offers contemporary mountain living with immediate convenience.

Built in 2021, this well cared-for pad offers a 23.5 m<sup>2</sup> open-plan kitchen and living area that opens onto a superb south-facing terrace of about 14 m<sup>2</sup>, ideal for sunny afternoons, valley views and storing sports gear.

Building B sits set back from the road, offering easy access and proximity to local amenities including the bakery. Lac Bleu is within a short walk, with riverside paths for walking and cycling that link to Taninges and Samoëns, and a nearby ski bus provides direct access to the Morillon gondola and Samoëns' ski lift. Geneva is just over an hour away.

The layout is practical and comfortable, with a separate hallway, independent WC, a bathroom, and a bedroom with built-in storage. Heating is provided by an individual gas boiler serving radiators in the bedroom, living area and bathroom; the property benefits from a DPE rating of C.

Ideal as a lock-up-and-leave pied-à-terre or a cosy home for a local couple, this apartment combines modern build specs, low-maintenance living and a superb south-facing terrace to enjoy the mountains year-round.

The property is covered by the copropriété rules.













