



EXCEPTIONAL ALPINE RETREAT WITH TWO  
CHALETs, WELLNESS LODGE AND PANORAMIC  
VALLEY VIEWS OVER SAMOËNS.



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SAMOËNS...



PROPERTY FACT FILE	
REFERENCE	A40914JST74
PRICE	€ 2,750,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	7
ACCOMMODATION	436 m <sup>2</sup>
LAND	3189 m <sup>2</sup>
TOWN	Verchaix
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	
FEATURES	Mains Drains, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	





- Only 50 km to Geneva
- Near Les Gets, Morzine, Megève & Chamonix
- Large reception and entertainment space
- Luxury ski chalet with panoramic views in the Alps
- Exceptional mountain views

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This stunning dual-chalet property in 'Verchaix haut' offers the ultimate alpine lifestyle – where high-end design meets timeless mountain charm.

From the spacious living areas and private sauna to the panoramic

## DESCRIPTION

The main chalet, over 3 levels and with 340 m<sup>2</sup> of living space, features generous living areas including a 118 m<sup>2</sup> reception room, five bedrooms, multiple terraces, and panoramic valley views — ideal for both family life and entertaining.

The second chalet, over 2 levels, provides 80 m<sup>2</sup> of accommodation space with an open plan living area and two bedrooms – perfect for guests or extended family.

Completing the ensemble, the wellness lodge (16 m<sup>2</sup>) includes a sauna, spa, and shower, creating an intimate space dedicated to relaxation and wellbeing.

Set within tranquil natural surroundings on a plot of 3200 m<sup>2</sup> and built to the highest standards, the property combines modern amenities — including underfloor heating with a pellet boiler and slate roofing — with timeless alpine character.

The property features expansive terraces, landscaped outdoor areas, a garage and covered parking which enhance both functionality and lifestyle appeal.

### THE AREA

The closest ski access for this outstanding property is the telecabine in Morillon Village for access to Morillon Les Esserts. Morillon forms part of the large Grand Massif ski area along with Samoëns, Les Carroz, Sixt and Flaine. The ski domain offers an impressive 265 km of pistes with a top station at 2500 m and mostly north-facing slopes.

The summer season is as lively as the winter and features a varied programme of cultural events and entertainment. The leisure base at Lac Bleu, only 2 kms away is where you'll...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A40914JST74>

COMPLETE FILE AND PHOTO ON REQUEST



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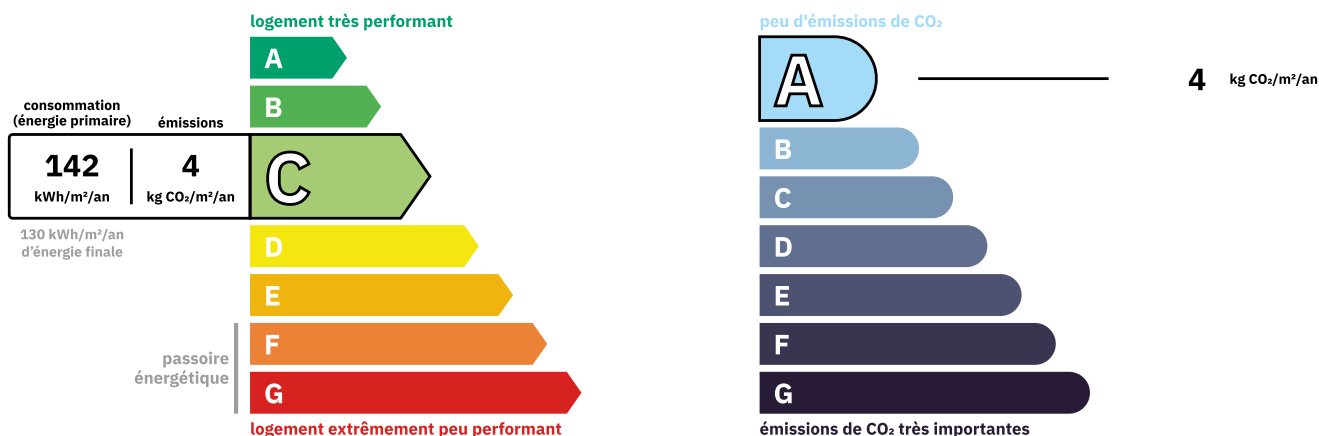
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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



Property Moderately efficient  
Estimated annual energy costs  
between 4130 € and 5650€ for 2022

## NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A40914JST74  
FILE COMPLETE  
AND PHOTOS  
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