

Three bedroom chalet in a holiday residence just 1 km from the centre of Morillon, Grand Massif.

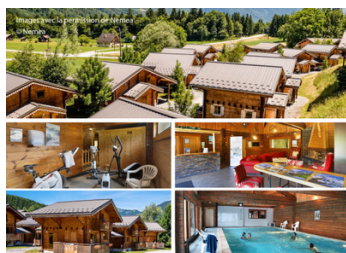


## INFORMATION

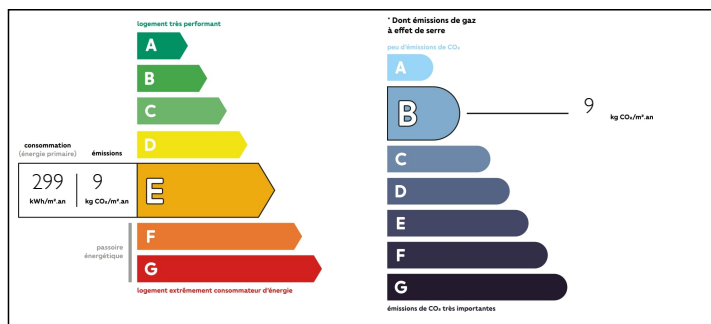
Town:	Morillon
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	72 m2
Plot Size:	15 m2

## IN BRIEF

Fabulous location on the edge of Morillon village with a small river running along the front and beautiful views of the famous Criou mountain. This charming 3 bedroom chalet has it all! Walking distance to the village, heated indoor pool and gym. Located in a Tourist Residence, les Chalets du Bois de Champelle with a surface of 72 sq m. Ground Floor • Entrance with cupboard • Open plan Kitchen/dining/living room – 34 sq m • WC and bathroom • Terrace 1st floor • Bedroom 1 (6.5 sq m) • Bedroom 2 (8 sq m) • Bedroom 3 (8.5 sq m) Bedroom 2 and 3 have access to a balcony of 4 sq m Carport for car or camper \*\*Under rental agreement until March 2024 . Co-propriete of 30 lots\*\*. See below for further details\*\*

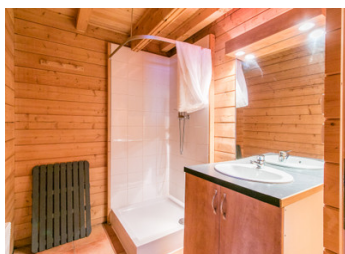


## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## NOTES

## DESCRIPTION

Location and ski area: The chalet is situated just outside of Morillon Village in a small hamlet of 30 chalets. Morillon itself is a traditional village and ski resort which is part of the Grand Massif and its 265kms of pistes. The ski area consists of Samoens, Les Carroz, Flaine and of course Morillon. With a top station of 2500 metres and mostly north-facing slopes, this is one of the Haute-Savoie's most snow-sure ski resorts. From the chalet, it is only 1.5 km to the Morillon ski lifts and 4 km to the pretty medieval village of Samoens. Geneva airport is only 50 km away. The Giffre valley is just as popular in summer with numerous activities and festivals. Check out the Morillon and Samoens tourist sites for more details.

### LEASEBACK SCHEME

For clients unfamiliar with the leaseback scheme in France, search online for "leaseback complete france" for an article that explains the system.

However, in this case, there are only two years left to run. Once the two years are up, it becomes like any other chalet in a managed residence. Owners have the following options:

- 1.) Use the chalet for private usage and/or organise rentals themselves. Annual fees would still need to be paid to the management company Nemea.
- 2.) Enter into a new agreement with Nemea, either for the same number of weeks access, or re-negotiate access. This option makes it ideal for someone who only wants to use the property for a few weeks each year.

Once...