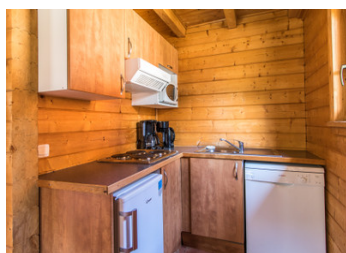
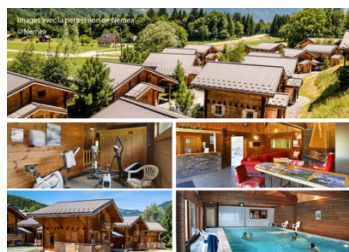


Two bedroom chalet in a holiday residence just 1 km from the centre of Morillon, Grand Massif. (No. 13)

## EXCLUSIVE



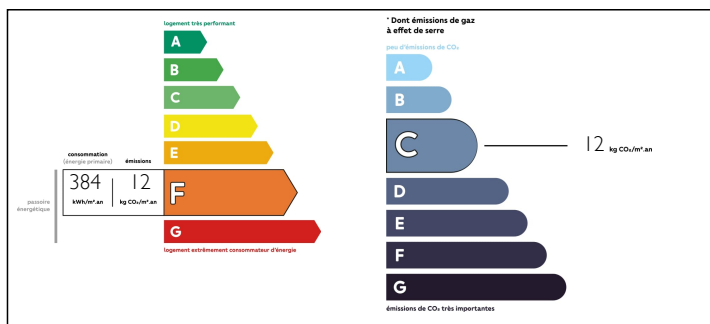
## INFORMATION

Town:	Morillon
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	53 m <sup>2</sup>
Plot Size:	80 m <sup>2</sup>

## IN BRIEF

\*Note, this property is currently under offer. The situation may change so please contact us if you would like to be notified\* Traditional chalet of 53 sq m located at the edge of Morillon village in a rural setting with beautiful mountain views. This delightful chalet is one of 40 in the tourist residence, les Chalets du Bois de Champelle which has a heated indoor pool and gym. The centre of Morillon is within walking distance and there is a ski bus stop opposite for easy access to the ski lift in Morillon. The chalet comprises of: Ground Floor • Entrance with cupboard • Open plan kitchen/dining/living room • WC • Balcony 1st floor • Hallway • Two double bedrooms • Bathroom • Carport for car or camper. \*\*Under rental agreement until March 2024 . Co-propriete of 40 lots\*\*. Contact us for more 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.



## DESCRIPTION

Classic 2 bedroom chalet situated just outside the village of Morillon in a tourist residence of 40 chalets.

\*Indoor pool and gym on site\*

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.

\*NB, the floor plans and EyeSpy 360° tour are from a similar chalet in the residence.\*

Fees are paid by the vendor.

\*\*Under rental agreement until March 2024 . Co-propriete of 40 lots\*\*. Contact us for more details.

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

## NOTES