

Haute-Savoie: *ask the agent*



No one knows the area like a local estate agent. We asked **Gareth Jefferies**, of Alpine Property, for the inside track on Haute-Savoie

€365,400
Average house price

€3,290/m²
Average apartment price

How much are the cheapest and most expensive properties you have for sale?
From €56,000 to €4,650,000.

Can you tell us something about the area's typical architecture?

Wood features. Our chalets are the typical wood-crafted ski chalets and if it's an apartment, then a developer will aim for the same feel. There are clients who prefer something a bit more modern. They often have to start from scratch in Haute-Savoie though!

What sort of budget does your typical British buyer have?

Our average sale price is about €400,000. In fact that is not far from our typical buyer's budget.

What sort of property do they tend to want to buy?

Either a three-bedroom apartment close to the slopes, or a four-bedroom chalet 10 minutes' drive from the slopes.

What is the property market in Haute-Savoie like at the moment?

It's less busy than 2016, however, our buyers are getting some good deals.

What are your predictions for the property market in the coming months?

I think it depends a bit on the snow. If it arrives, the brakes on the market (uncertainty over Brexit, fluctuating currency) will be tempered by a fair amount of optimism from UK buyers. Otherwise, roll on the summer.

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How much would you expect to pay for:

A three-bed townhouse?

It's a crazy answer but we don't do townhouses, because we deal with such extremes in our area. So, from €1.2m for a three-bedroom property on the pistes in Châtel, to €395,000 for a little chalet in St-Jean-d'Aulps.

A detached property in good condition, with a garden?

The cheapest is around €450,000.

A renovation project?

These are a bit thin on the ground. The cheapest, however, would be priced at about €110,000.

Find a property for your budget

ON THE MARKET



An ideal 'getaway': Set in a tiny tranquil hamlet above the Vallée Verte, this charming chalet is the perfect place to get away from it all and enjoy the views over the mountains and the slopes. The property boasts an open-plan ground floor comprising a kitchen and a large living area with a woodburner leading to a spacious terrace, and the interior is light yet cosy and warm. The first floor has two double bedrooms, a third smaller room and a bathroom. Outside is a garage, plus plenty of parking space and a sauna. The property sits on a plot of 1,200m² with fruit trees. The town of Boège with all amenities is less than five minutes away, while the local resort of Hirmentaz-Les Habères is a 10-minute drive away.



A family home: Located at 880m altitude in Verchaix-en-Haut in the Samoëns area, this attractive south-facing chalet is a mere six minutes' drive to the Morillon ski lift, giving easy access to the Grand Massif ski *domaine* and its 265km of slopes. Chalet Morgan makes for an ideal ski property for families with its light and authentic chalet-style interior and offers unparalleled views over the Giffre Valley. There is a self-contained one-bedroom apartment on the ground floor, which is perfect for additional guests. Upstairs, the main living area comprises a kitchen and dining area, and a south-facing balcony, as well as three bedrooms and two further bathrooms set over the two upper floors.