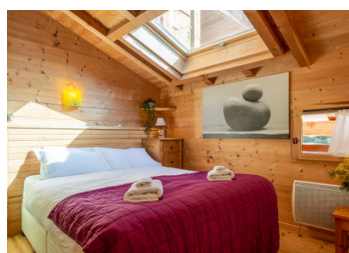


Rarely available 2 bedroom duplex chalet near the centre of Samoëns with private terrace and garage.



INFORMATION

Town:	Samoëns
Department:	Haute-Savoie
Bed:	2
Bath:	2
Floor:	59 m2
Plot Size:	50 m2

IN BRIEF

NB Offer accepted recently.

This cosy south-facing chalet is located close to the centre of the beautiful village of Samoëns and all its amenities. Being so close the centre, it has easy access to France's 4th largest ski domain, the Grand Massif.

Summary

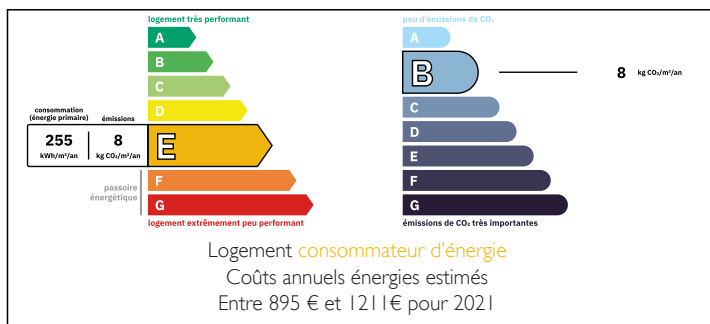
Ground floor:

- Entrance, open plan living room (18.5 m2, with wood burning stove), dining area and kitchen (8 m2), WC, and staircase for access to the upper level.

First floor:

- Landing, two double bedrooms, one with a shower-room and one with a bathroom (both with WC). Bedrooms: 11.5 & 8.5 m2

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

The Grand Massif is France's 4th largest ski area and also includes the resorts of Flaine, Morillon and Les Carroz. Samoëns itself is a delightful traditional village. The village is just as popular from late spring to early autumn with activities for all ages, including very accessible world-class hiking opportunities, outdoor swimming pools, lakes, rafting, paragliding, mountain biking, horse-riding, road cycling, canyoning, festivals and so much more.

Chalets like this are very rarely available in the centre of Samoëns. This chalet offers 59 sq m of living space and includes 2 double bedrooms, both of which are ensuite. It has a large terrace and a private garage.

Don't miss the floor plans and EyepSpy 360° tour

LOCAL TAXES

Taxe habitation: EUR

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

NOTES