

Spacious 3 bedroom duplex with access to indoor swimming pool. Quiet location near centre of Samoëns.



## INFORMATION

Town:	Samoëns
Department:	Haute-Savoie
Bed:	3
Bath:	3
Floor:	110 m <sup>2</sup>
Outside Space:	16 m <sup>2</sup>

## IN BRIEF

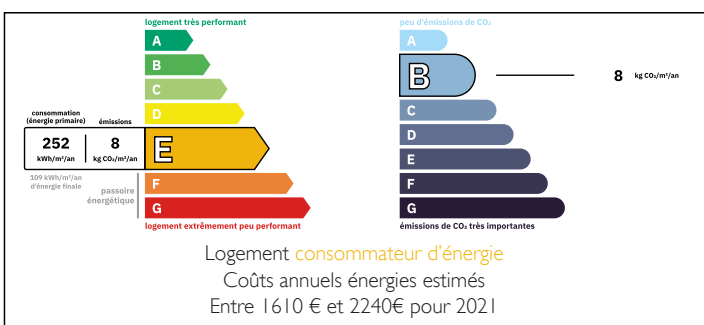
\*NB Offer recently accepted\*

Situated in a highly sought-after residence built in 2012, this duplex apartment is just a short walk from the centre of Samoëns & Lac aux Dames. It boasts a large west-facing balcony and a smaller east-facing terrace, with the latter offering stunning views of the majestic Criou mountain.

The apartment is in excellent condition throughout and includes 3 spacious double bedrooms. Additionally, the mezzanine area provides extra sleeping space, making it ideal for larger groups or families. The property also comes with 2 parking spaces in the underground garage and is conveniently located near a ski bus stop.

\*Plus access to residents swimming pool, open all year\*

## 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.

2 garage...



## DESCRIPTION

This 3 bedroom duplex apartment, with a private entrance, has proven to be an excellent rental investment, having been rented privately through Alps Accommodation until recently.

The apartment provides easy access by ski bus – or a 1 km walk – to the Grand Massif Express lift in Samoëns. Samoëns forms part of the impressive Grand Massif ski domain which is France's 4th largest ski area and also includes the resorts of Flaine, Morillon and Les Carroz. It boasts an impressive 265 km of pistes.

Samoëns itself is a delightful traditional village. The village is just as popular from spring to 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.

Geneva: 50 km

110 m<sup>2</sup> of living space (81 sm<sup>2</sup> loi carrez plus 29 m<sup>2</sup>)

## NOTES