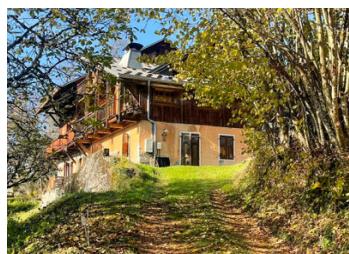


Two bedroom apartment set within an old Savoyard farmhouse within walking distance of the centre of Samoëns.

EXCLUSIVE



## INFORMATION

Town:	Samoëns
Department:	Haute-Savoie
Bed:	2
Bath:	2
Floor:	67 m2
Outside Space:	150 m2

## IN BRIEF

\*Under offer\*

With superb south-west-facing views across the valley, this property enjoys a tranquil rural setting yet remains conveniently located just a 10 minute walk from the centre of Samoëns. It offers an excellent balance of character, potential, and location, appealing to buyers seeking a manageable renovation project.

The spacious apartment is located on the ground floor of a farmhouse divided into 4 apartments. The other apartments have already been fully renovated.

It features a parking area leading to a garden at apartment level and a lower terrace garden.. While the basics are in place, it presents an exciting opportunity for a buyer to complete the project and make it their own.

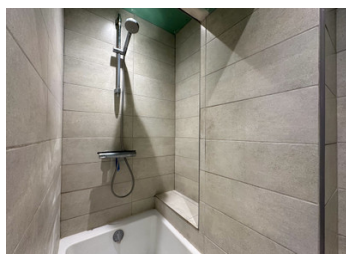
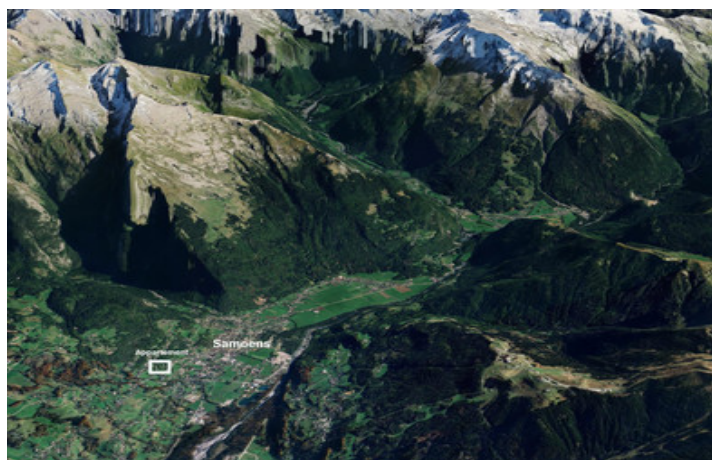
## ENERGY - DPE

DPE not required.

The interior includes a cozy living room with a

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

Rare opportunity to purchase a spacious 2 bedroom apartment in a Savoyard farmhouse to make your own.

\*Roof redone just over 10 years ago\*

\*Upgraded electrics, including a Linky smart meter\*

Samoëns provides access to France's fourth largest ski area, the Grand Massif (which includes Flaine, Les Carroz, Morillon and Sixt-fer-a-Cheval) and it's 265km of pistes. As Geneva airport is just one hour away by car, the apartment has excellent rental potential as well as making a lovely primary or secondary residence.

Samoëns is much more than just a ski resort however. Steeped in history, Samoëns is a beautiful traditional village which dates back to the 12th century and retains many of its historic buildings and landmarks.

The Giffre Valley as a whole is just as popular from late spring through to early autumn with activities for all ages, including fabulous hiking opportunities, outdoor swimming pools and lakes, paragliding, rafting, cycling, canyoning and so much more.

### TRANSPORT/ ACCESS

Geneva - 50 kms (about 50 minutes by car)

Geneva Airport - 60 km (about 50 minutes by car)

Lyon - 200 kms (about 2.5 hours by car)

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>

## LOCAL TAXES

Taxe foncière: **589 EUR**

Taxe habitation: **EUR**

## NOTES