

Ref: A35424|ST74 Price: 995 000 EUR

agency fees to be paid by the seller

Stylish and modern Scandinavian-inspired south-facing chalet with fabulous mountain views near Samoens.





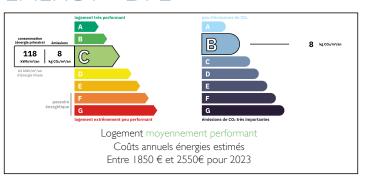








# **ENERGY - DPE**



# INFORMATION

Town: Samoëns

Department: Haute-Savoie

Bed: 4

Bath: 3

Floor: 275 m2 Plot Size: 748 m2

### IN BRIEF

Set back from a quiet country road in the charming hamlets of Les Vallons, Samoëns, the chalet is located in an area that provides a glimpse into traditional French mountain life.

The chalet offers a bright and inviting atmosphere, featuring 3 spacious double bedrooms & bunk bedroom, 3 luxurious bathrooms & 2 living room areas.

At the front, an expansive garden overlooks open fields, while the rear of the chalet backs onto the forest.

### Summary

- Ground floor: entrance hallway, bathroom, utility room, open plan living room and dining area leading to kitchen, double bedroom.
- 1st floor: lounge area, 2 double bedroom one with

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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.

\*Sonos surround sound system, projector & large

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### LOCAL TAXES

Taxe habitation: EUR

## **NOTES**

### DESCRIPTION

This beautiful chalet, with an excellent energy rating, is located in the sunny part of Vallon and offers the best of both worlds as the village of Samoëns is just a 15 minute walk away. The free ski bus stops across the road.

### THE AREA

Vallon has a timeless, rustic charm with its traditional wooden chalets, old farmsteads, and quiet mountain trails. Surrounded by cliffs and forests, it feels peaceful and untouched, offering a glimpse into a simpler way of life. Stone bridges cross clear streams, and the landscape remains largely unchanged, making it a great place to experience the natural beauty and history of the French Alps.

Samoëns is a beautiful village and listed on the French National Office of Historic Monuments, and the only ski resort in France to be listed.

The impressive Grand Massif ski area is on your doorstep with access to its 265 km of snow-sure pistes. The Giffre River runs through the valley and there are several lakes which provide the focal points for some of the numerous stunning hikes and walks in the area.

Samoens is a village, not just a ski resort so it's busy and vibrant all year round, especially in summer with an impressive range of restaurants, cafes and bars cater-ing to all tastes as well as a widely varying selection of shops and other amenities. In addition to the Grand Massif ski area, the Portes du Soleil is not far away, around 30 minutes by car...