

South-facing 4-bedroom chalet with fabulous mountain views over Samoëns towards the Grand Massif ski domain.

EXCLUSIVE



## INFORMATION

Town:	Samoëns
Department:	Haute-Savoie
Bed:	4
Bath:	2
Floor:	100 m <sup>2</sup>
Plot Size:	963 m <sup>2</sup>

## IN BRIEF

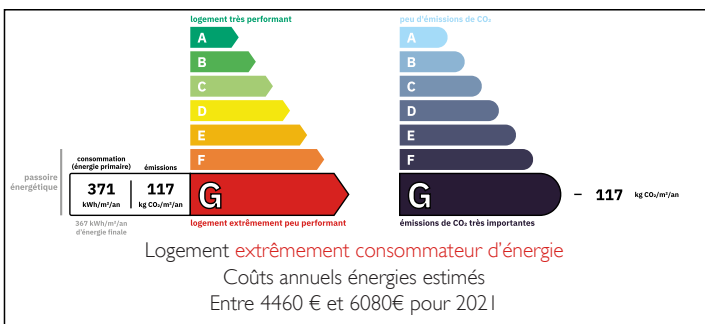
A rare opportunity to acquire a south-facing 4 bedroom chalet in a highly sought-after location.

Within walking distance of the heart of Samoëns, this 1970s chalet is in good overall condition and benefits from new bathrooms and a generous plot of land. While perfectly comfortable as it stands, it also offers excellent potential for renovation or extension if desired.

### Summary

- Upper floor
- Entrance hallway
- 2 double bedrooms
- Living/dining area leading to covered terrace opening onto a wrap-around balcony
- Kitchen
- Shower room
- WC

## 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 chalet offers four double bedrooms across two levels, with bright living and dining spaces opening onto a covered terrace and wrap-around balcony. The garden level includes an additional living room, ski room, laundry, and storage areas.

Outside, the property benefits from a long private driveway with parking, a garden, and a traditional mazot/wooden outbuilding.

The village of Samoëns provides access to France's fourth largest ski area, the Grand Massif (which includes Flaine, Morillon and Les Carroz) and its 265km of pistes. As Geneva airport is just one hour away by car approximately, the apartment has excellent rental potential as well as making a lovely second home.

## LOCAL TAXES

**Taxe habitation: EUR**

Samoëns is a beautiful traditional village, steeped in history. It's just as popular from spring to autumn with activities for all ages, including very accessible world-class hiking opportunities, outdoor swimming pools and lakes, rafting, paragliding, mountain biking, road cycling, canyoning and so much more.

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

## NOTES