

Farmhouse with a stylish renovated ground-floor apartment & large barn to convert, Vallon, Samoëns



INFORMATION

Town:	Samoëns
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	210 m2
Plot Size:	306 m2



IN BRIEF

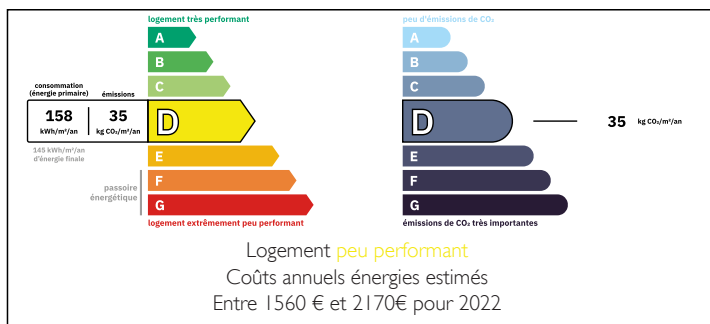
This south-west facing semi-detached farmhouse retains its Savoyard charm with a modern twist. It includes a south-facing outdoor space with mountain views, plus a barn to renovate—ideal as either a main home or a holiday property.

Just 1.5 km to the centre of Samoëns

Summary

- Apartment (c. 90 m²)
- Entrance hallway
- Bathroom
- WC
- Utility room / laundry room
- Open-plan kitchen / dining area, with access to the garden
- Living room (or 3rd bedroom), with access to the garden
- One double bedroom
- 2nd double bedroom with large dressing room

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 private parking spaces

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Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France. Currently heated by an oil boiler with underfloor heating. The system can be upgraded to a heat pump, which could improve the energy rating to A



NOTES

DESCRIPTION

The ground floor was fully renovated two years ago and remains covered by an 8-year structural warranty. Key upgrades include a new roof, an upgraded electrical system, an insulated concrete ceiling, ventilation (VMC), and full connection to the main sewage system.

The upstairs barn currently includes a separate room used for storage. The barn is in excellent condition and offers strong potential for conversion—either into a self-contained apartment with its own private entrance, or to be integrated into the existing living space. In the latter case, a staircase could be installed in what is currently the dressing room, more than doubling the total habitable area.

Please contact us for examples of what's possible.

While perhaps best known for winter sports, Samoëns is a true year-round destination. From late spring to early autumn, the surrounding valley offers an abundance of outdoor adventures—hiking, paragliding, rafting, cycling, canyoning, and swimming in nearby lakes and pools—making it an ideal spot for families and nature lovers alike.

In winter, Samoëns provides direct access to France's fourth largest ski domain, the Grand Massif, which links together the resorts of Flaine, Les Carroz, Morillon and Sixt-Fer-à-Cheval. With 265 km of pistes, it's a paradise for skiers and snowboarders of all levels.

Thanks to its proximity to Geneva Airport—only about an hour's drive away—it has excellent accessibility whether you're looking for a permanent home or a holiday retreat.

Please contact us for more details, floor plans and a virtual tour.

Information about risks to which this property is exposed...