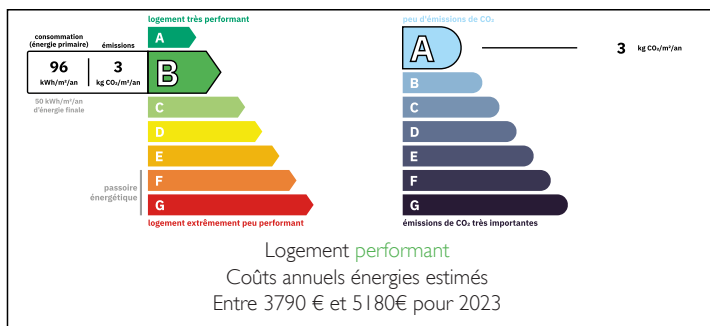


Luxury, 7 bedroom chalet in the heart of Samoëns, with heated swimming pool with stunning mountain views.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Samoëns
Department:	Haute-Savoie
Bed:	7
Bath:	6
Floor:	507 m2
Plot Size:	1242 m2

IN BRIEF

This exceptional chalet enjoys a prime location at the end of a peaceful cul-de-sac in the beautiful village of Samoëns. It offers privacy while remaining within easy walking distance of the village centre, amenities, the telecabine to access the impressive Grand Massif ski domain and the park at Lac aux Dames.

Built to a high standard with luxury finishes, cathedral ceilings and expansive living spaces, the property stands out for both its quality and scale. Large bedrooms, multiple en-suite bathrooms, a stunning open-plan living area with mezzanine library, spacious kitchen and elegant reception rooms create an ideal mountain retreat.

Nearly 200 m² of balconies and terraces, a level garden, heated swimming pool and breathtaking mountain views to the west, south and east complete the setting.

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

Blending traditional alpine character with contemporary comfort, this remarkable south-facing chalet has been designed to make the most of its exceptional surroundings. Expansive windows, soaring ceilings and multiple outdoor living spaces create a bright and welcoming atmosphere, while the spacious layout, leisure facilities and close proximity to the village and ski access make it ideal for both entertaining and family living.

Contact us to see more photos and floor plans.

****The property benefits from underfloor geothermic heating with an excellent energy rating****

Summary description

- On the mezzanine level (c. 50 m²) : a large open plan living space with library area and access to a south-facing balcony.
- On the first floor (c. 163 m²) : a large living space with a log burning fire and cathedral style ceiling showing the mezzanine area above; two bedrooms (both en-suite); a master bedroom with dressing area and ensuite bathroom; a large office with high ceilings. Plus: access to balconies on three sides.
- On the ground floor (c. 154 m²) : a large hall/vestibule area with feature staircase accessing the upper levels; a large kitchen/dining area with adjoining pantry and an enclosed fire place ; two bedrooms with ensuite bathrooms; a double garage/workshop area; access to a south-facing terrace.
- On the sous-sol (c. 140 m²) : large room with bunk beds; a TV room; a sauna; a double bedroom and shower room; a large cave/espace technique.
- Exterior : a large lawn, a heated pool ; external parking for up to 4...

NOTES