

Stunning farmhouse with 5 annex apartments and pool. Samoens. Easy access to Geneva. Beside ski lift.

EXCLUSIVE



INFORMATION

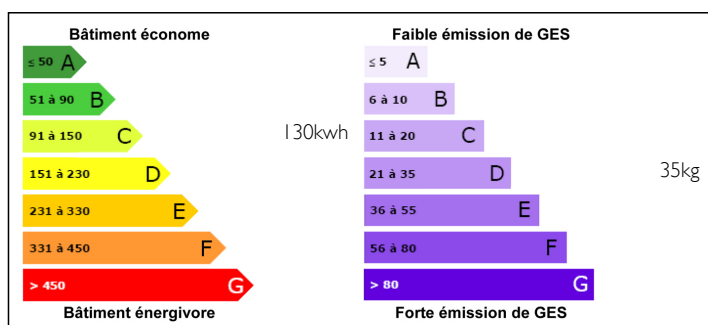
Town:	Samoëns
Department:	Haute-Savoie
Bed:	21
Bath:	19
Floor:	854 m2
Plot Size:	2425 m2

IN BRIEF

A unique opportunity to purchase an outstanding luxurious home and self-catering apartments in the heart of the French Alps. ** Two minute walk to the ski lift ** Former farm comprising 6 self-contained apartments which include a barn conversion, loft apartment. Swimming pool, courtyard, and large garden. Key points: • Year-round destination • Currently run as a very successful business • 850 sq metres of luxury living space, with 21 bedrooms between them • In a village location, with easy access to skiing, and only a one hour commute to Geneva and the airport • Options to reconfigure the accommodation space • Fabulous setting, close to all amenities and beautiful views of the surrounding mountains. ** Don't miss the EyeSpy 360° tour and floor plan links on the first photo **



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

We think this fabulous property will appeal to:

- A couple or family looking for a wonderful home – and perhaps a complete lifestyle change – with the ability to generate a very good income
- Individuals looking for a ready-made, highly successful business opportunity
- A group of friends looking for a shared secondary residence with lots of communal space and rental potential.

The property consists of:

GROUND FLOOR APARTMENT AND PRINCIPAL RESIDENCE (1) (271 m2)

Long entrance hallway • office area • dining/living room, complete with a wood burning stove (45 m2) • large kitchen, which also has a dining area (34 m2) • three double bedrooms, two of which are ensuite and one with a dressing room • separate bathroom • linen room • WC • beauty room/4th bedroom with shower (upstairs from the office area)

Two large basement store rooms (accessed from the living room).

Exterior: South-facing, partially covered terrace (accessed from the living room,) leading out to a large garden • east-facing terrace, accessed from the kitchen • Boiler room.

First and second floors

Three separate, self contained apartments, accessed from an external shared walkway:

APARTMENT (2) - 135 m2

First floor: Living room/dining/kitchen area • bathroom • double bedroom • hallway with stairs
Second floor: Staircase leading to hallway • two double bedrooms and one family suite, all with bathrooms.

APARTMENT (3) - 90 m2

NOTES