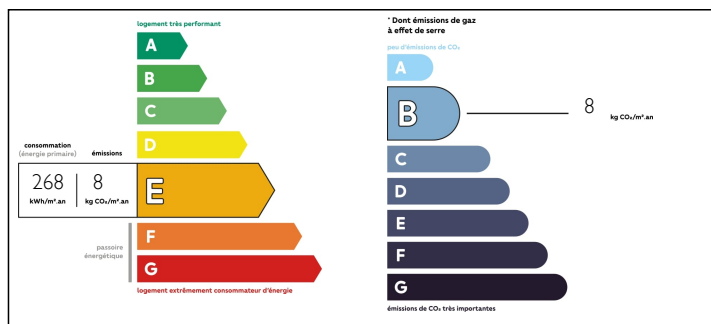


Stunning 4-bed stone-house in a spectacular mountain setting opposite the river Giffre. Near Sixt & Samoens.

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

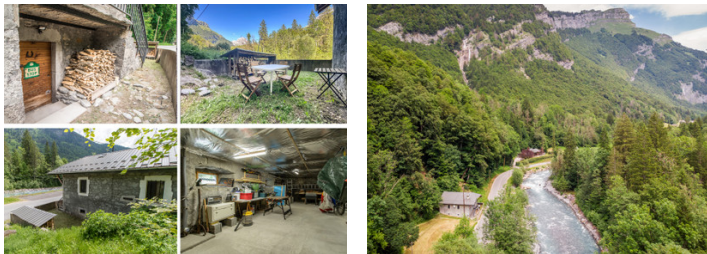
Town:	Samoëns
Department:	Haute-Savoie
Bed:	4
Bath:	2
Floor:	105 m2
Plot Size:	524 m2

## IN BRIEF

NB: An offer has recently been accepted. This 19th c. former fruitière is characterized by its charming stone architecture, which includes beautiful original features throughout. This type of property is rarely available, especially in such good condition. It enjoys a glorious mountain setting, opposite the glacier-fed river Giffre, and offers great views of the Tenneverge mountain. It has the feel of a mountain retreat but is easily accessible. The property has been sympathetically renovated and is located near the traditional Savoyard village of Sixt-Fer-à-Cheval. Summary: • ground floor: open plan living room (with wood-burning stove), dining area & kitchen; master bedroom with ensuite shower; twin bedroom; larder; shower room; office alcove. (70 sq m) • first floor: twin bed/office area; double bedroom (17 sq m plus 18 sq m of useful space) • basement/workshop (68.5 sq m) • side garden, large parking area opposite.

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

A former fruitière, and located near Sixt-Fer-à-Cheval, this delightful 19th-century stone house has been fully renovated to a high standard and is in excellent condition throughout. It has superb views of the surrounding mountains, including a spectacular waterfall cascading from the towering cliff-face.

Sixt-Fer-à-Cheval is a magnificent village in the Haute-Savoie and well-known thanks to its architectural heritage, and especially thanks to its classified natural sites, such as the Cascade du Rouget waterfall, the Cirque du Fer-à-Cheval, the Gorges des Tines and the 12th century Abbey. Sixt's ski area is linked to the Grand Massif via the superb Piste des Cascades, a 14 km-long blue slope.

The ground floor of the property includes an open plan living room with a wood-burning stove set within the original fireplace, a dining area and a modern fitted kitchen. On this level, there is a master bedroom with built-in cupboards and an ensuite shower room with WC, a twin bedroom, a larder, a shower room with WC and an office alcove.

On the first floor there is an open space that is currently used as a twin bedroom and office area, a large double bedroom and ample storage space under the eaves. Both rooms are brightly lit thanks to their velux windows.

The property also includes a large basement that serves as a workshop, laundry, storage area and technical room. Opposite the house, by the river, there is a large private parking area.

Other features:

- heat pump boiler • underfloor heating •...

## LOCAL TAXES

Taxe foncière: 411 EUR

Taxe habitation: 603 EUR

## NOTES