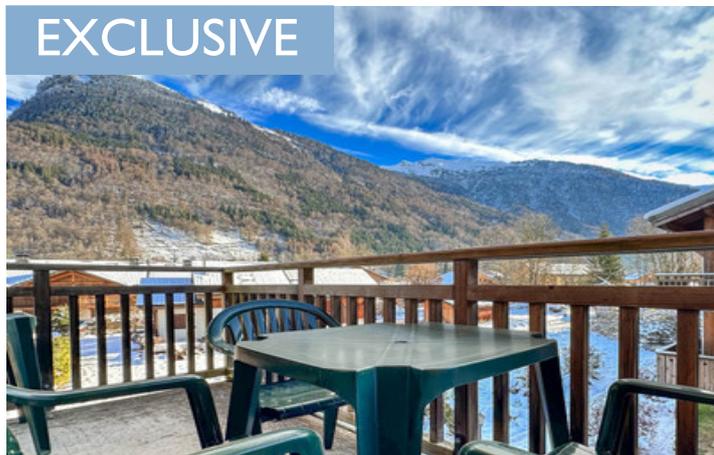


Second floor, two bedroom duplex apartment. Great mountain views in a residence with an outdoor & indoor pool.

EXCLUSIVE



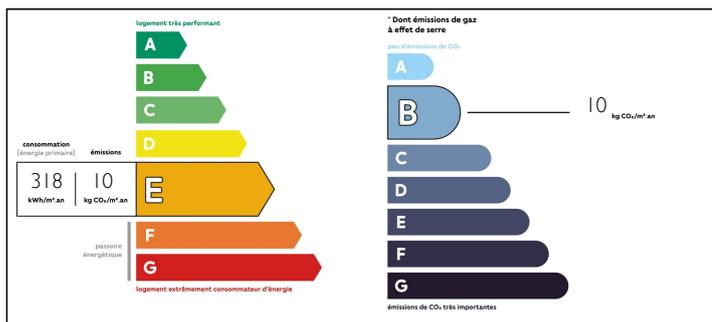
## INFORMATION

Town:	Samoëns
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	47.5 m2
Outside Space:	10 m2

## IN BRIEF

\*Offer recently accepted\* Attractive duplex apartment located on the eastern side of Samoëns in the popular Fermes des Samoëns tourist residence.. With the impressive backdrop of Samoëns' iconic mountain, Le Criou, this particular apartment is in the middle of the development, far from any passing traffic. \*Excellent value for money\* Summary: Level 1: Entrance, bunk bedroom with cupboard, bathroom, WC, open plan kitchen/dining/living space with high ceilings leading to a large south/east facing terrace. Level 2: large double bedroom with alcove. • Ski locker • Private underground car parking space • Second, private ground level parking space Highlights • Five minutes walk to the centre of Samoëns • Ski bus stop nearby • Large exterior swimming pool and a small indoor swimming pool with Turkish bath. • Large balcony on two-sides.

## 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

This attractive duplex apartment is situated in the beautiful village of Samoëns within the Fermes des Samoëns tourist residence, boasting stunning views of the iconic mountain, Le Criou and towards the ski station at Samoëns 1600. It offers a peaceful location away from traffic.

Samoëns is a beautiful village and listed on the French National Office of Historic Monuments, and the only ski resort in France to be listed. The impressive Grand Massif ski area is on your doorstep with access to its 265 km of snow-sure pistes. The Giffre River runs through the valley and there are several lakes which provide the focal points for some of the numerous stunning hikes and walks in the area. Samoëns is a village, not just a ski resort so it's busy and vibrant all year round, especially in summer with an impressive range of restaurants, cafes and bars catering to all tastes as well as a widely varying selection of shops and other amenities. In addition to the Grand Massif ski area, the Portes du Soleil is not far away, around 30 minutes by car to Les Gets and Morzine.

The international airport in Geneva is only 1 hour away.

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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