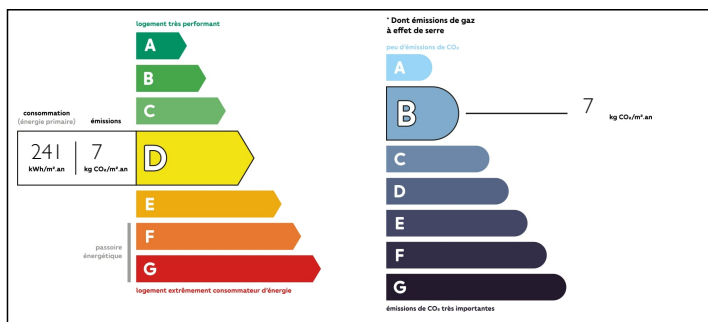


Successful catered chalets near the centre of Samoens. 5 bed chalet and adjoining 2 bed chalet. Near Geneva.

EXCLUSIVE



ENERGY - DPE



INFORMATION

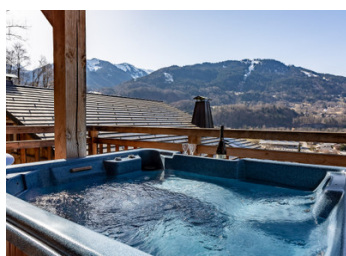
Town:	Samoëns
Department:	Haute-Savoie
Bed:	7
Bath:	7
Floor:	220 m2
Plot Size:	200 m2

IN BRIEF

Superbly located 5 bed chalet and adjoining 2 bed chalet with glorious south-facing views over Samoëns. Easy access to the Grand Massif ski domain. The Grand Massif is France's 4th largest ski area and includes Flaine. Samoens itself is now a year-round tourist destination making this an excellent investment property. The two chalets are currently run as a successful catered chalet business, run and managed by Geeski, and come with the option to extend the contract. This provides the owners with an excellent fixed annual rental income. Please contact us for more details. The chalets were tastefully built by a reputable local builder in 2010 and designed to offer the owner the flexibility of both family accommodation and rental income from the adjoining chalet. Previously, the current owners ran the catered chalet business. Again, please contact us for details. MAIN CHALET (131 m2, plus 30 m2 converted garage) with 5 bedrooms. DUPLEX CHALET (60m2)...

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.



NOTES

DESCRIPTION

****Don't miss the floor plans and please contact us to see more photos and details of the rental returns****

Part of a 'managed copropriété with a few other chalets and apartments

MAIN CHALET (131 m2, plus 30 m2 converted garage)

Ground floor:

- Double garage (30 m2), which has been converted to a games room and laundry room
- Bedroom 1 (9.5 m2), with ensuite shower room (+WC)
- Bedroom 2 (11.5 m2) with two bunk beds (sleeping 4), with ensuite bathroom (+WC) and external door leading to the terrace.
- Hallway and stairs leading to the first floor.

First floor:

- Open plan living room (51 m2) with lounge and bar, plus wood-burning stove
- Kitchen (7.5 m2)
- Two balconies (5.5 m2 and 13.5 m2)
- Central staircase for access to the lower and higher levels
- WC

Second floor:

- Three double bedrooms, two of which have an ensuite shower-room (+WC) and one has an ensuite bathroom (+WC) (Bedrooms: 9, 9.5, & 6 m2)
- Staircase for access to the lower levels and rear balcony

Plus private, south-facing terrace.

DUPLEX CHALET (60m2):

Ground floor:

- Entrance, open plan living room (18.5 m2, with