

Beautifully finished large, 2 bedroom apartment of 75 sq m in the centre of Samoëns opposite the ski bus stop.



## INFORMATION

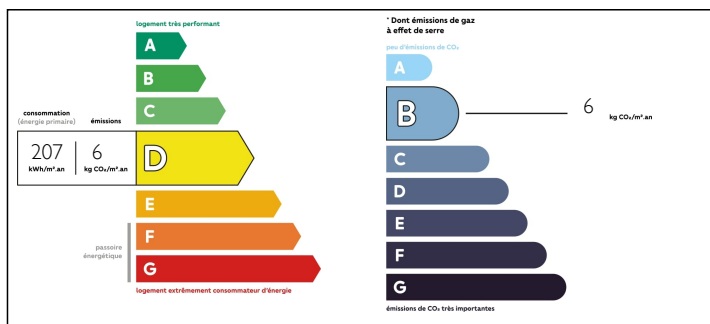
Town:	Samoëns
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	75 m2
Outside Space:	12 m2



## IN BRIEF

\*Please note, an offer has been accepted recently. Compromis in preparation.\* Located in one of the traditional residences in the centre of the village, this spacious apartment has lots of character and has been renovated to a very high standard throughout. The interior design is both modern and stylish whilst complementing the building which dates from 1900. The living room features a beautiful wood-pellet stove with a stone backdrop. Summary • Large, west-facing terrace with a storage cabin • Entrance hallway • Large open plan living space with a lounge, dining area and modern kitchen • Two double bedrooms • Shower room with wash basin • Laundry room • WC • Private, enclosed garage in the building opposite Wood pellet stove Shared garden \*Good energy rating and excellent noise insulation\*

## 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

If you'd like a traditional stone-built apartment without the inconvenience of renovating it yourself, this stylish two bedroom apartment in the centre of Samoens should be very appealing. However, the large open plan living space could be easily reconfigured to create a third bedroom.

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. Samoens 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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Co-owned building of 3 units  
Provisional annual charges: 660€

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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