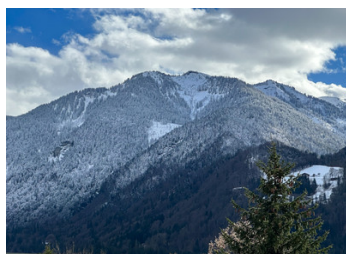
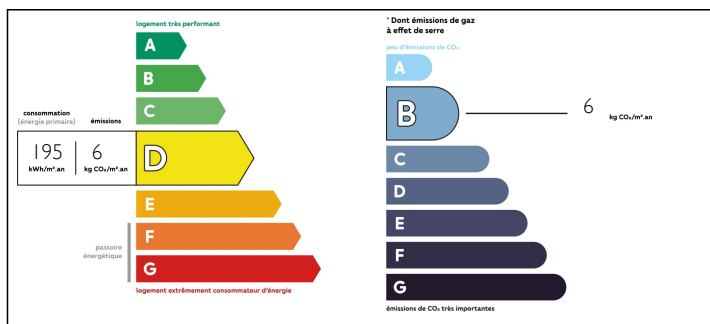


Modern chalet in a fabulous location with outstanding views over Samoëns. Plus 2 large garages to convert.

EXCLUSIVE



ENERGY - DPE



INFORMATION

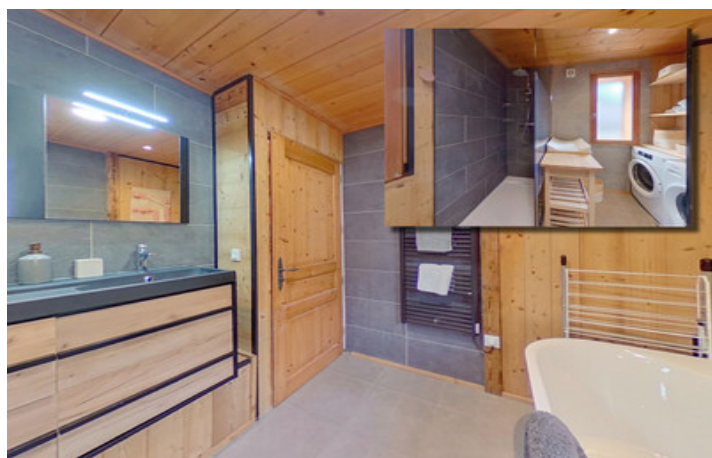
Town:	Samoëns
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	157 m2
Plot Size:	626 m2

IN BRIEF

****NB Offer accepted recently**** Located just 5 mins walk from the centre of Samoëns, the bright & airy chalet is in a prime location within the village. 1st floor: - entrance hallway - bedroom - main bedroom with access to balcony - bathroom - open plan living room space / kitchen / dining area – double height ceilings - south-facing balcony & north-facing terrace - wc, cupboard, access stairs to garage 2nd floor: - large bedroom & balcony - shower room Lower ground floor: - double garage of 84 sq m with high ceilings (could be converted) - technical room - 2 external parking spaces Highlights: - Option to convert the garages to a separate apartment or add further living space. Contact us for details. - Fabulous south-facing views and views of the iconic Criou - High ceilings in the main living space - Multiple terrace areas 157 sq m (33 sq m of which is

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 modern 3-bedroom chalet in Samoens is located in one of the most sought after areas in the village. Close enough to walk in to the centre easily but just above the valley floor to make the most of its southerly aspect.

Built in 2007, heating is provided by an efficient geothermic heat pump with underfloor heating on ground floor.

On the lower ground floor, there are two large garage spaces with high ceilings which could be transformed into further living space or converted to a separate apartment. Contact us for more details.

The area

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...

NOTES