

**\*NB Offer accepted recently\*** Traditional 5 bedroom townhouse close to the centre of Samoens.



## INFORMATION

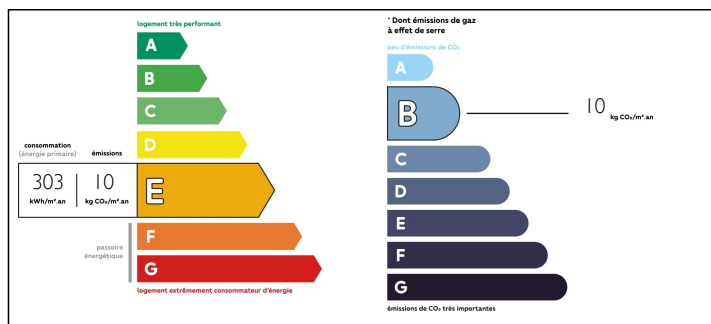
Town:	Samoëns
Department:	Haute-Savoie
Bed:	5
Bath:	4
Floor:	115 m2
Plot Size:	300 m2

## IN BRIEF

**HIGHLIGHTS** • Five minutes walk to the centre of Samoëns • Enclosed garden, with views towards the iconic Criou mountain • Large open plan main living space • Fabulous views • One hour from Geneva \*\* Contact us to see more photographs \*\* **SUMMARY** House (115 m2) • Ground floor: entrance hallway leading to two double bedrooms, both with ensuite shower rooms with WC • Lower ground floor: Two double bedrooms with a shared shower room and WC • First floor: Large open plan kitchen, living room and dining area; south-facing balcony and covered terrace of 21 m2. Second floor: Double bedroom and shower room with WC; south-facing balcony (4m2) Garage (built in 2015) • Ground floor: studio, accessed from the garden (8m2); garage space (17m2) • Mezzanine level, accessed from the studio (19m2) Exterior • Parking • Rear garden • 11 m2 covered terrace (in addition to the one on the first floor)



## 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

Set over four levels, the property is in good condition throughout, but there is also a superb opportunity to put your own stamp on this lovely mid-20th-century townhouse for a modest investment.

The property was upgraded twelve years ago, including works to the roof, windows and bathrooms. More recently, the walls have been whitewashed throughout and the flooring replaced in the bathrooms. There is a mix of underfloor heating and electric radiators.

Samoëns provides access to France's fourth largest ski area, the Grand Massif (which includes Flaine, Les Carroz, Morillon and Sixt-fer-a-Cheval) and it's 265km of snow-sure pistes. As Geneva airport is just one hour away by car, the house has excellent rental potential as well as making a lovely primary or secondary residence.

Samoëns is much more than just a ski resort however. Steeped in history, Samoëns is a beautiful traditional village which dates back to the 12th century and retains many of its historic buildings and landmarks.

The Giffre Valley as a whole is just as popular from late spring through to early autumn with activities for all ages, including fabulous hiking opportunities, outdoor swimming pools and lakes, paragliding, rafting, cycling, canyoning and so much more.

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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