

**\*NOW SOLD BY LEGGETT\*** South-facing 5 bed chalet with constructible land, Samoëns



## INFORMATION

Town:	Samoëns
Department:	Haute-Savoie
Bed:	5
Bath:	2
Floor:	130 m <sup>2</sup>
Plot Size:	800 m <sup>2</sup>

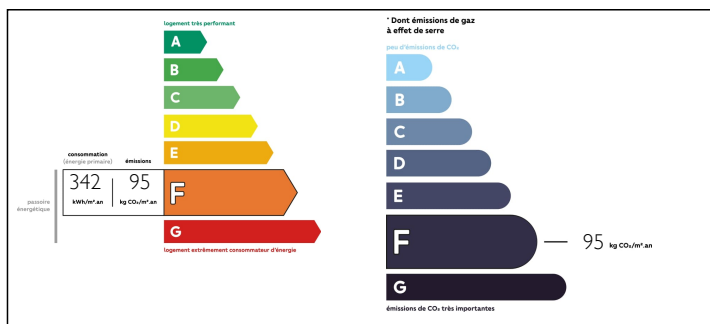
## IN BRIEF

Situated in an ideal position just above Samoëns, with fabulous south-facing views towards the Grand Massif, and east-facing views towards the iconic Criou mountain, this charming chalet would make an ideal family home, either as a primary or secondary residence. **\*\*Only 1.5 km from the centre of Samoëns\*\***

- The chalet entrance is via a covered porch on the east-facing side. This leads to a hallway with a spiral staircase to the first floor. Along the hallway there are two double bedrooms, a shower room, WC and a boiler/storage room.
- On the first floor, there is a living room with an open fireplace, dining area, modern fitted kitchen and a TV snug/reading room at the rear of the chalet. Accessible from the living room is a covered terrace and balcony with fabulous views across the valley.
- The second floor has a further three double bedrooms, a bathroom and a large storage cupboard.
- ...



## 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.



## NOTES

## DESCRIPTION

It is possible to extend the chalet as the land is constructible. The current owner had plans drawn up to add 100 m<sup>2</sup> to the size of the chalet – please contact us for details. Included in these plans is the addition of a garage at the lower end of the driveway.

(Zone UC – Urban low density with a construction co-efficient of 0.35).

The chalet was originally built in the 1980s but has been modernised in recent years.

- External – New bardage and sandblasting of all other beams.
- Internal – New kitchen, new bathrooms, new travertine flooring

## THE AREA

The pretty alpine village of Samoëns, with its plentiful shops, restaurants and bars, also has outdoor swimming pools, an ice rink, and a large leisure area developed around the picturesque 'Lac aux Dames'. As well as the Grand Massif ski area, with its 265 kms of pistes, the Giffre Valley has a range of activities on offer throughout the year. Whether you're looking for walks along the river or hikes in the stunning nature reserve of Sixt-Fer-a-Cheval and the other mountain terrain; mountain bike adventures; paragliding or rafting - everything is here to be discovered!

## TRANSPORT/ ACCESS

Geneva - 50 kms (about 50 minutes by car)

Geneva Airport - 60 km (about 50 minutes by car)

Lyon - 200 kms (about 2.5 hours by car)

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>