

Fabulous sunny three-bedroom duplex apartment, just five minutes walk from the centre of Samoëns.



INFORMATION

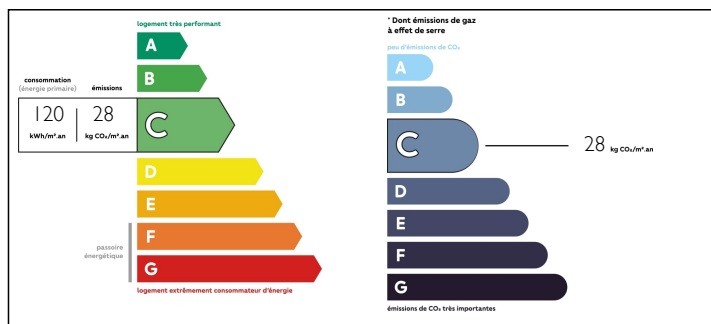
Town:	Samoëns
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	80 m2
Outside Space:	12 m2



IN BRIEF

****NOTE, OFFER ACCEPTED RECENTLY.**** This development was completed in 2017 and has five years remaining on the guarantee of works. With the ski bus stop only 50 metres from the front door, this makes it an ideal location for easy access to the Grand Massif and its 265 km of snow-sure pistes. The apartment features 80 square metres of internal living space (70 m2 > 1.8 m, 10 m2 1–1.8 m height) plus a large sunny south-facing balcony of 12 m2. There is also a cave, ski locker and a private enclosed garage space. First level: • Entrance hallway leading to the living room / kitchen / dining area • Shower room with basin and washing machine • Double bedroom • WC • Large balcony, accessed from the living room and bedroom. Second level: • Hallway with desk space • 2 double bedrooms • Bathroom. The perfect lock-up and leave apartment in this beautiful alpine village!

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

The attractive development is located on the eastern side of Samoëns, close to the Cleveux river which flows into the Giffre. Its impressive backdrop is Samoëns' iconic mountain, Le Criou. This particular apartment is in the middle of the development, far from any passing traffic.

The apartment is accessed via an internal staircase or elevator which leads to a spacious landing area. From the entrance hallway, the apartment opens up into a bright living space with a kitchen/dining area. But it's the view towards the Grand Massif ski area from the balcony that will catch your attention immediately. Benefiting from having no upstairs neighbours, the high roof above gives a feeling of privacy on the large balcony. The kitchen is very well equipped and includes a dishwasher, ceramic hob, oven/grill and fridge/freezer.

NOTES

Leading from the hallway is a shower-room with washing machine and a separate large WC. The first of the double bedrooms is on this level with access to the balcony via French doors. The second level has a wide hallway with space for a desk and chair. There are two further double bedrooms and a separate bathroom.

The apartment has plenty of storage space with built in cupboards and the bathrooms have heated towel rails.

Samoëns is a beautiful village and listed on the French National Office of Historic Monuments, and the only ski re-sort in France to be listed. The impressive Grand Massif ski area is on your doorstep with access to its...