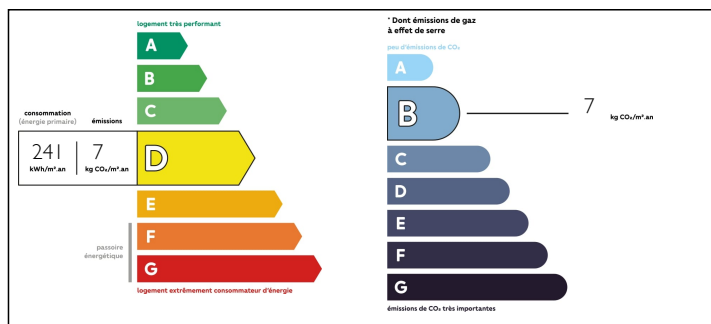


Superbly located 5 bed chalet and adjoining 2 bed chalet with glorious south-facing views over Samoëns.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Samoëns
Department:	Haute-Savoie
Bed:	7
Bath:	7
Floor:	220 m2
Plot Size:	200 m2

IN BRIEF

We are pleased to offer these two beautifully constructed adjoining, but independent chalets situated in a quiet hamlet, close to the centre of Samoëns. The chalets were tastefully built by a reputable local builder in 2010 and designed to offer the owner the flexibility of both family accommodation and rental income from the adjoining chalet. The main chalet offers 160m2 of accommodation and takes full advantage of the sunny southerly exposure. The ground floor includes a versatile converted garage/games room & laundry room, double bedroom with ensuite, bunk bed room and terrace. The 1st floor benefits from a large, bright, open plan living room – with wood-burning stove – opening onto a sunny terrace with hot tub, a spacious dining room area with bar and kitchen. On the second floor, there are 3 further ensuite bedrooms. The 2nd chalet offers an additional 60m2 and includes 2 double bedrooms, both of which are ensuite....

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.



LOCAL TAXES

Taxe foncière: 1471 EUR

NOTES

DESCRIPTION

****Don't miss the floor plans and please contact us to see more photos****

MAIN CHALET (131 m2, plus 30 m2 converted garage)

Ground floor:

- Double garage (30 m2), which has been converted to a games room and laundry room
- Bedroom 1 (9.5 m2), with ensuite shower room (+WC)
- Bedroom 2 (11.5 m2) with two bunk beds (sleeping 4), with ensuite bathroom (+WC) and external door leading to the terrace.
- Hallway and stairs leading to the first floor.

First floor:

- Open plan living room (51 m2) with lounge and bar, plus wood-burning stove
- Kitchen (7.5 m2)
- Two balconies (5.5 m2 and 13.5 m2)
- Central staircase for access to the lower and higher levels
- WC

Second floor:

- Three double bedrooms, two of which have an ensuite shower-room (+WC) and one has an ensuite bathroom (+WC) (Bedrooms: 9, 9.5, & 6 m2)
- Staircase for access to the lower levels and rear balcony

Plus private, south-facing terrace.

DUPLEX CHALET (60m2):

Ground floor:

- Entrance, open plan living room (18.5 m2, with wood burning stove), dining area and kitchen (8 m2), WC, and staircase for access to the upper level.