

Rarely available and conveniently located, 5 bed chalet with beautiful views of the surrounding mountains



INFORMATION

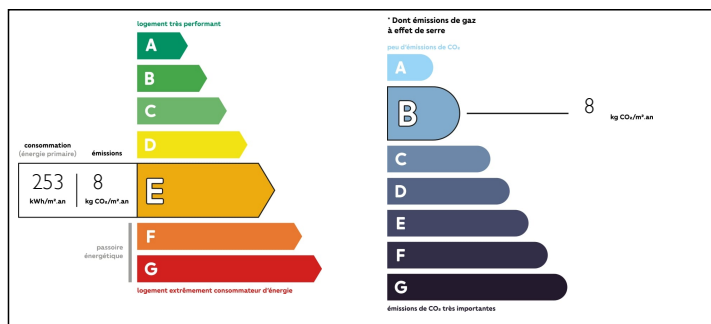
Town:	Samoëns
Department:	Haute-Savoie
Bed:	5
Bath:	3
Floor:	265 m2
Plot Size:	1073 m2

IN BRIEF

This delightful chalet is perfect for families looking for a beautiful and convenient location. It's within easy walking distance of the centre of Samoëns, the leisure centre at Lac au Dames and the GME telecabine for access to the Grand Massif ski domain. **Includes constructible land** The chalet comprises of: • Ground floor (88 sq m): Entrance hallway and grand staircase to first floor, kitchen, large living room (incl. feature-fireplace) with access to the south-facing garden, double bedroom with access to garden and ensuite bathroom, separate WC, garage. • 1st floor (88 sq m): Large mezzanine area, currently used as an office, 4 bedrooms, comprising of 3 double bedrooms, one with shower room,, a bunk bedroom and a separate bathroom. • Basement (90 sq m): Hallway and access to the parking area, bedroom/office (currently not used), large games room with bar, sauna, store room and wine cellar. • Exterior, large parking area, rear garden with terrace,...



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

Key facts:

Total floorspace c. 265 sq m. Of this, 167 sq m is on the ground and first floors. There is a further 98 sq m of useful space in the basement, plus a garage of 20 m2.

This spacious family home provides accommodation for 10-12 people in 5 bedrooms, with 3 bathrooms. At only 600m from the 'Grand Massif Express' (GME), it is one of the only full-size chalets to be located within such close proximity to the ski lift.

Highlights:

- Excellent primary or secondary residence.
- Peaceful location, close to the leisure centre at Lac au Dames.
- Five minutes walk into the centre of Samoens.
- Excellent rental potential, and the option to continue the existing arrangement. Contact us for details.
- Constructible land at the front with a construction co-efficient of 0.25.

The area:

Samoëns provides access to France's 4th largest ski area, the Grand Massif (which includes Flaine) and it's 265km of snow-sure pistes. As Geneva airport is just 50 km away, the chalet has excellent rental potential as well as making a lovely second home.

Samoëns itself is a beautiful traditional village, steeped in history. It's just as popular from late spring to early autumn with activities for all ages, including very accessible world-class hiking opportunities, outdoor swimming pools and lakes, paragliding, rafting, cycling, canyoning and so much more.

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

NOTES