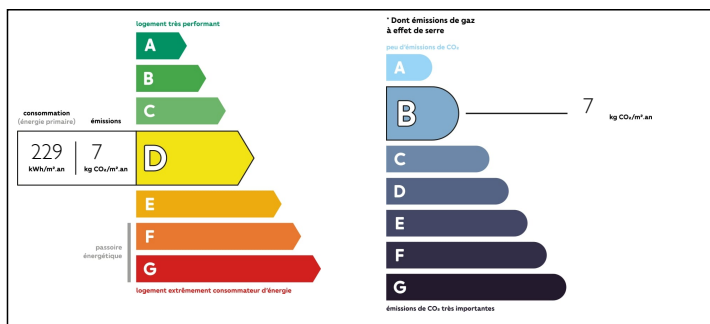


Four bedroom chalet with a self contained two bed apartment in the heart of Samoëns. Great south-facing views.



## ENERGY - DPE



## INFORMATION

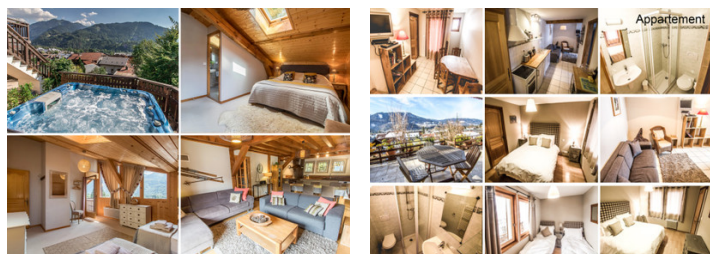
Town:	Samoëns
Department:	Haute-Savoie
Bed:	6
Bath:	6
Floor:	238 m2
Plot Size:	936 m2

## IN BRIEF

\*OFFER RECENTLY ACCEPTED\* Fabulous 4 bed chalet with two living rooms/reception areas and a 2 bed apartment in a central location. Ground floor apartment (64 sq m): • entrance hall, kitchen and living room area, 2 double bedrooms – both with ensuite showers/WC, large private terrace • large cave behind the kitchen and cave accessed from the terrace. First floor (main chalet) (102 sq m): • hallway (with storage room) leading to a large lobby with stairs up to the second floor • separate living room with fireplace and access to front balcony • shower room with WC • large open plan kitchen/dining and living room area with access to a covered terrace and balcony • utility room. Second floor (main chalet) 72.5 sq m (of which 26 sq metres are under 1.8 m). Four double bedrooms: • bed. 1 with shower/WC • bed. 2 with balcony, bath/shower/WC • bed. 3 with adjacent shower/WC • bed. 4 with bathroom/WC. Exterior: • jacuzzi which overlooks the village • front...

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

The chalet was originally built in 2003/4 by a well-renowned local artisan and has been upgraded in recent years. It is located in a commanding position overlooking the village of Samoëns and towards the ski station. The chalet is within easy walking distance of the centre of Samoëns and is beautifully decorated throughout.

\*Virtual tour coming soon\*

There are four bedrooms in the main chalet with two living room areas, plus a self contained two bedroom apartment below. At the bottom of the steps which lead to the house, there is private parking, a car port and garage for storage.

Accessed from the main chalet's living space, there is a large covered terrace with a delightful rock backdrop. This terrace is very private and leads out to another terrace area which directly overlooks the village. To the side of the chalet, there's a spa and another terrace for the apartment below.

The chalet is brightly lit with lots of velux windows on the top floor. There is a mix of electric radiators and electric underfloor heating.

\*\*Would make an excellent primary or secondary residence, with excellent rental potential.\*\*

The area:

Samoëns provides access to France's 4th largest ski area, the Grand Massif (which includes Flaine, Morillon & Les Carroz) and its 265km of snow-sure pistes.

Located in the stunning Giffre valley, Samoëns is a beautiful traditional village, steeped in history. The Giffre valley is just as popular from late spring through autumn with activities for all ages, including very accessible world-class...