

Delightful studio apartment with balcony and glorious mountain views. In the heart of Samoëns.



INFORMATION

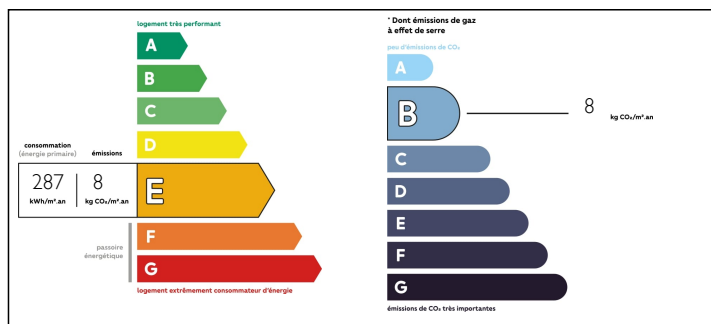
Town:	Samoëns
Department:	Haute-Savoie
Bed:	0
Bath:	1
Floor:	17.5 m2
Outside Space:	4 m2



IN BRIEF

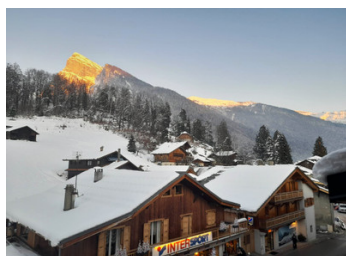
From this cosy studio apartment you can watch the sun rise over Samoëns most iconic mountain, the Criou. When the sun sets, the mountain is bathed in sunlight. What's more, you don't have to leave the sofa or balcony to see all this!! The apartment consists of a living room and kitchen, bathroom and a private ski locker in the basement. There's also a shared storeroom for bikes. • Central location near bars, restaurants and the ski bus stop. • Excellent multi-season rental potential. • Elevator access. • Electric heating. The apartment is located in the Bethanie apartments opposite Intersport in the centre of Samoëns. The building has been well maintained by the property management company and there have been recent upgrades to the exterior cladding and roof. *Contact us to see 360° images*

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.



LOCAL TAXES

Taxe foncière: 232 EUR

NOTES

DESCRIPTION

Studio apartment in the centre of Samoëns with:

- Living room/kitchen (and storage closet).
- Bathroom.
- Plus ski locker and shared storeroom for bikes.

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 hiking opportunities, outdoor swimming pools and lakes, rafting, paragliding, mountain biking, road cycling, canyoning and so much more.

Geneva airport is just 50km away.

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