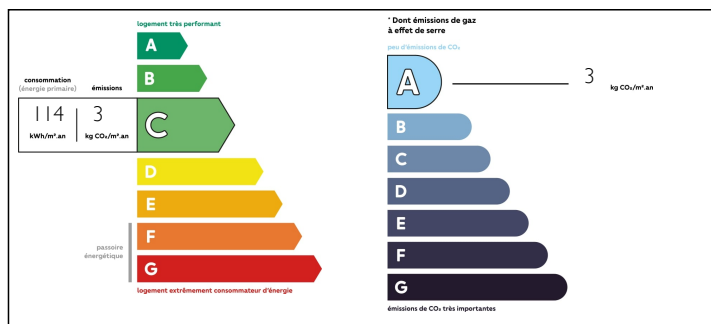


Fully renovated 18th c. farmhouse in the heart of Samoëns, with a separate chalet & garden. Great views.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Samoëns
Department:	Haute-Savoie
Bed:	6
Bath:	4
Floor:	217 m2
Plot Size:	1295 m2

IN BRIEF

NOW SOLD This stunning farmhouse boasts a total floor space of approximately 165 sq m, offering ample room to comfortably accommodate all of your family and guests. The property also features a charming small chalet of 52 sq m, perfect for guests or as an independent living space. Key features: Main house (5 bedrooms, one is currently configured as a second kitchen) • Garden floor: 2 bedrooms; bathroom; laundry room/espace technique; living room with access to an east-facing courtyard; kitchen with access to a south-facing terrace and the front garden. • Ground floor: Living room which opens out to a covered terrace and balcony; central fireplace; reading/library area; kitchen; pantry; office/bedroom; utility room; shower room. • First floor: Bathroom (with walk-in shower and bath); double bedroom. Small chalet • Open plan living/dining room & kitchen; shower room; bedroom on the mezzanine level. Covered parking area (33 sq m) & garden.

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

Wonderful primary or secondary residence with excellent rental potential.

****Don't miss the floor plans and EyeSpy 360° tour further down this page. Contact us for more photos****

In addition to its prime location, this farmhouse and small chalet boast several highlights, including delightful south-facing views, multiple terrace areas, a covered terrace that feels like an extension of the house, plus front and rear garden areas.

On the ground floor, there is a cozy living room with a central fireplace and a reading/library area, the perfect place to curl up with a good book or gather with friends and family. The kitchen, with modern appliances and an adjacent pantry, will impress even the most discerning chef. From the kitchen and living room, there is access to a delightful covered terrace area and a south-facing balcony.

Completing the amenities on this floor, there is a separate office, which can double as a bedroom, a utility/laundry room, and a shower room.

Upstairs, you'll find a spacious hallway, a luxurious bathroom with a walk-in shower and bath, and a lovely double bedroom, complete with gorgeous mountain views.

On the garden level, there is a spacious living room, equipped with underfloor heating and access to an east-facing stone courtyard, perfect for sipping your morning coffee or enjoying a summer barbecue. The kitchen, also with underfloor heating, provides access to a large south-facing stone terrace, offering an idyllic place to enjoy the picturesque mountain views.

The garden-level layout is currently configured with two bedrooms, one...

NOTES