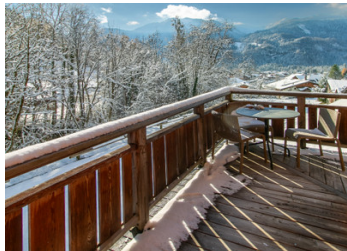
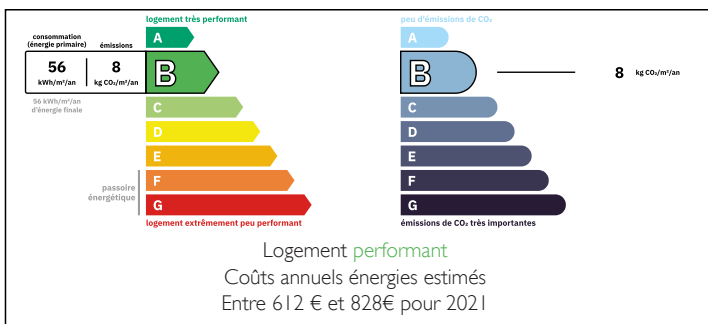


South-facing triplex with 3 bedrooms & bunk room close to the centre. With garage and covered parking.



## ENERGY - DPE



## INFORMATION

Town:	Samoëns
Department:	Haute-Savoie
Bed:	4
Bath:	3
Floor:	102 m <sup>2</sup>
Plot Size:	15 m <sup>2</sup>

## IN BRIEF

\*NB Offer accepted recently\*

Beautifully decorated, semi-detached triplex in a quiet yet central Samoëns location with high ceilings, and a light, airy feel.

This recently built chalet has 6 years remaining on the décennale insurance and several upgrades have been made by the current owners – including the installation of a larger kitchen and a poêle.

Within a copropriété, the home offers great rental potential, ample storage, a double-aspect balcony, and a communal garden that feels private – with the pleasant sound of the river below.

### Summary

- Entrance level

Hall

Open plan living area with living/dining area (with

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

Opportunity to purchase an essentially new-build 3/4 bedroom triplex but with the benefit of not having to be concerned with any snagging issues following construction. Since completion, upgrades have been made and the current owners have re-decorated.

It's located near the Clévieux river which flows through the eastern side of Samoëns before joining the Giffre river. The property offers impressive mountain views and the village centre is just a few minutes walk.

\*Don't miss the floor plans and Eyespy 360° tour below\*

Samoëns provides access to France's fourth largest ski area, the Grand Massif (which includes Flaine, Les Carroz, Morillon and Sixt-fer-a-Cheval) and it's 265km of pistes. As Geneva airport is just approximately one hour away by car, it has excellent rental potential as well as making a lovely primary or secondary residence.

Samoëns is much more than just a ski resort however. Steeped in history, Samoëns is a beautiful traditional village which dates back to the 12th century and retains many of its historic buildings and landmarks.

The Giffre Valley as a whole is just as popular from late spring through to early autumn with activities for all ages, including fabulous hiking opportunities, outdoor swimming pools and lakes, paragliding, rafting, cycling, canyoning and so much more.

### TRANSPORT/ ACCESS

Geneva - 50 kms (about 50 minutes by car)

Geneva Airport - 60 km (about 50 minutes by car)

Lyon - 200 kms (about 2.5 hours by car)

Contact us for more details

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## NOTES