LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41055JST74 Price: 598 000 EUR

agency fees to be paid by the seller

Impressive south-east facing triplex with 3 bedrooms & bunk room. Covered parking – near the centre of Samoëns

EXCLUSIVE







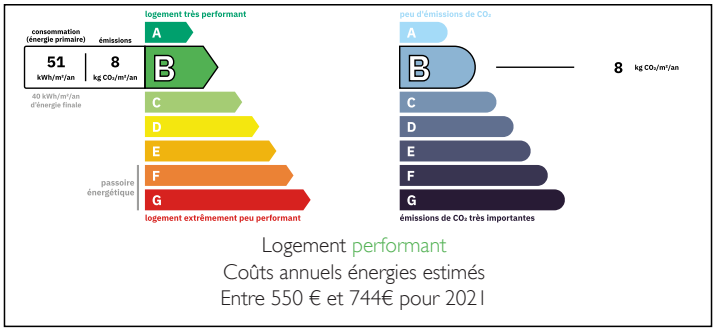








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 550 € et 744€ pour 2021

INFORMATION

Town:	Samoëns
Department:	Haute-Savoie
Bed:	4
Bath:	3
Floor:	90 m2
Plot Size:	12 m2

IN BRIEF

The property offers spectacular mountain views and the village centre is just a few minutes walk.

Arranged over three levels, the property features a well-planned layout ideal for a primary or secondary residence. The ground floor features an entrance with a WC and utility room, leading into an open-plan kitchen, dining, and living area with access to a south-east facing balcony.

Upstairs, there is a spacious principal bedroom with its own bathroom, WC, and another south-east facing balcony. The garden level includes multiple sleeping areas—2 bunk-bed rooms, a double bedroom with an adjoining shower room, plus additional bathroom facilities—along with access to a shared garden.

**Carport + 2 parking spaces, ski locker & shared bike storage

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.

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NOTES

DESCRIPTION

This triplex mid-terrace chalet is located above the Clévieux river which flows through the eastern side of Samoëns before joining the Giffre river.

In a small co-pro, it offers excellent rental potential, with the soothing sound of the river below adding to its charm, and includes access to a shared garden.

Near ski bus stop. Six years left on décennale insurance

While best known for winter sports, Samoëns is a true year-round destination. From late spring to early autumn, the surrounding valley offers an abundance of outdoor adventures—hiking, paragliding, rafting, cycling, canyoning, and swimming in nearby lakes and pools—making it an ideal spot for families and nature lovers alike.

In winter, Samoëns provides direct access to France's fourth largest ski domain, the Grand Massif, which links together the resorts of Flaine, Les Carroz, Morillon and Sixt-Fer-à-Cheval. With 265 km of pistes, it's a paradise for skiers and snowboarders of all levels.

Thanks to its proximity to Geneva Airport—only about an hour's drive away—it has excellent accessibility whether you're looking for a permanent home or a holiday retreat.

Summary

• Ground floor

Entrance with wc & utility room

Open kitchen with dining area & living room

Balcony (south-east facing)

• Upper floor

Large principle bedroom with bathroom & wc

Balcony (south-east facing)

• Garden level

Hallway