

Five-bedroom duplex apartment on the second floor of a renovated traditional Savoyard barn.



## INFORMATION

Town:	Samoëns
Department:	Haute-Savoie
Bed:	5
Bath:	3
Floor:	128 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>



## IN BRIEF

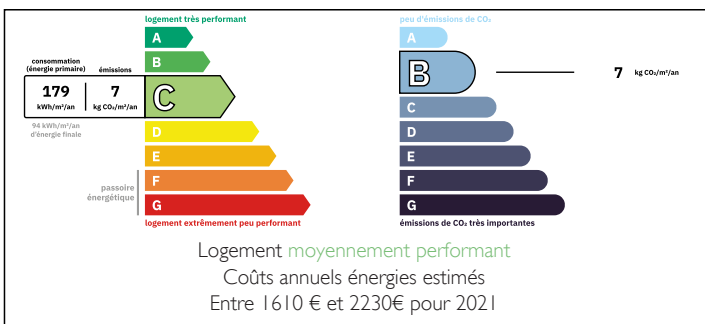
This generously proportioned five bedroom apartment over two levels boasts a well-designed layout with a large open plan living space complete with vaulted ceilings.

The residence's location allows for easy access to the heart of Samoens by foot, and its proximity to the ski bus stop, opposite the building, facilitates convenient access to the Grand Massif express and ski de fond in Sixt. The Grand Massif also includes Flaine, Morillon & Les Carroz. It has a high point of 2480 m & many north-facing pistes

### Summary

- 1st level: large L shaped open plan living room/dining and kitchen with vaulted ceilings; storage cupboard; cupboard plumbed for washing machine; 3 double bedrooms; shower room with wc; bathroom with wc.
- 2nd level: 2 internal double bedrooms (with wash

## 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.



## DESCRIPTION

Located in the traditional alpine village of Samoëns, this large five bedroom apartment is the perfect blend of modern convenience and traditional Savoyard charm.

**\*\*Contact us for floor plans and more details\*\***

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.

In winter, the Grand Massif has an impressive 265 km of pistes. Approximately 50% of the pistes are equipped with snowmaking and the area benefits from a favourable snow record influenced by its location close to the Mont Blanc massif. Refer to the Grand Massif site for more details.

## LOCAL TAXES

**Taxe foncière: 947 EUR**

**Taxe habitation: 2138 EUR**

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Co-owned building of 20 units  
Provisional annual charges: 500€

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

## NOTES