LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44285JST74 Price: 589 500 EUR

agency fees to be paid by the seller

3-bedroom ground-floor apartment with large private garden and fabulous views over Samoëns, Grand Massif.

EXCLUSIVE







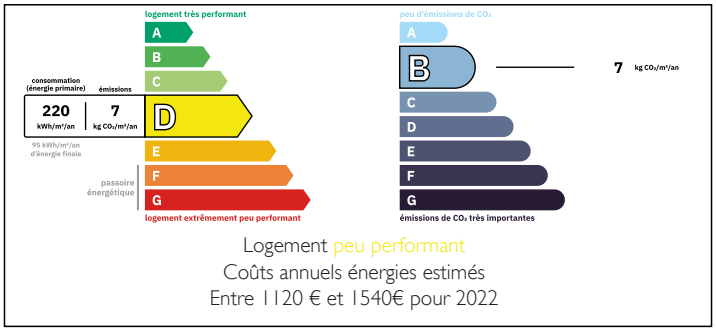








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1120 € et 1540€ pour 2022

INFORMATION

Town:	Samoëns
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	81 m2
Outside Space:	145 m2

IN BRIEF

NB offer recently accepted

Built in 2014 and ideally located within easy walking distance of the centre of Samoëns, this bright ground-floor apartment sits in a peaceful and highly sought-after area of the village.

The property offers 81 m² of living space, featuring a spacious open-plan living, dining and kitchen area that opens directly onto sunny terraces (49 m²) and a generous private garden of approximately 95 m².

The apartment enjoys superb south-facing views towards Samoëns 1600 and over the village, while the garden also benefits from views of the iconic Criou mountain.

- Large open plan living room/kitchen and dining room with access to terraces & garden
- Access corridor

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

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As this impressive apartment was built just 12 years ago, it still feels like a relatively new property. What sets it apart from most apartments is the generously-sized private garden and large terrace areas with outstanding valley and mountain views.

Samoëns is a beautiful village and listed on the French National Office of Historic Monuments, and the only ski resort in France to be listed. The impressive Grand Massif ski area is on your doorstep with access to its 265 km of pistes.

The Giffre River runs through the valley and there are several lakes which provide the focal points for some of the numerous stunning hikes and walks in the area.

Samoens is a village, not just a ski resort so it's busy and vibrant all year round, especially in summer with a range of restaurants, cafes and bars catering to all tastes as well as a widely varying selection of shops and other amenities. In addition to the Grand Massif ski area, the Portes du Soleil is not far away, around 30 minutes by car to Les Gets and Morzine.

Electric heating

Geneva: 55 km

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

NOTES

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