LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44746JST74 Price On Application

agency fees to be paid by the seller

Stunning modern chalet with 3 apartments in Samoëns. Close to the ski lifts for access to the Grand Massif.

EXCLUSIVE







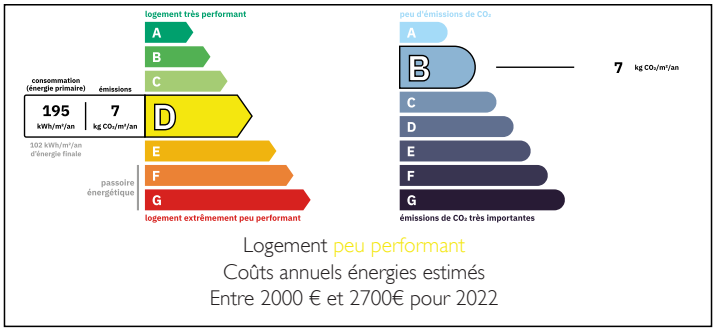








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2000 € et 2700€ pour 2022

INFORMATION

Town:	Samoëns
Department:	Haute-Savoie
Bed:	4
Bath:	4
Floor:	120 m2
Plot Size:	600 m2

IN BRIEF

Located in a peaceful hamlet, a rare opportunity to acquire a beautifully designed alpine property with direct access to the impressive Grand Massif ski domain.

Built in 2018 to a high standard, the chalet is currently configured as three self-contained apartments, comprising a two-bedroom apartment, a one-bedroom apartment and a studio. This flexible layout offers excellent potential for private use, rental income or multi-generational living, with the possibility of reconfiguring the accommodation to suit individual requirements.

The property benefits from generous outdoor spaces, including a terrace, garden and driveway parking. An additional traditional mazot in the garden offers exciting potential for conversion into further living space, subject to the necessary permissions.

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 high-quality chalet was built in 2018 by reputable local artisians and offers approximately 120 m² of habitable space on a 600 m² plot, with parking for 3 vehicles and breathtaking mountain views.

Electric underfloor heating throughout. Note, from January 2027, the energy rating will automatically improve to a C due to changes in the regulations

The chalet offers versatile accommodation across three self-contained apartments, with bright, well-designed living spaces and attractive alpine features throughout. The main apartment enjoys an open-plan living and dining area with vaulted ceilings, large picture windows and access to wrap-around balconies, offering beautiful views towards the iconic Montagne du Criou.

The property also benefits from additional ground-floor accommodation, a shared ski room with heated boot warmers and a laundry room. Outside, a charming traditional garden mazot/workshop offers further potential for conversion into habitable space, subject to the necessary permissions. The existing layout provides excellent flexibility for private use, rental income or multi-family living, with the possibility of reconfiguring the accommodation to suit individual needs.

This is a distinctive home with very few comparable opportunities currently available.

2 years of décennale insurance remaining

Samoëns provides access to France's fourth-largest ski area, the Grand Massif (including Flaine, Les Carroz, Morillon, and Sixt-Fer-à-Cheval), offering 265 km of pistes and a high point of 2500 m.

With Geneva Airport approximately 60 km away, the chalet offers excellent rental potential while also