LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A44762JST74 Price On Application

agency fees to be paid by the seller

Unrivaled 5 bedroom chalet built in 2021, Samoëns. Direct Grand Massif ski access and superb mountain views







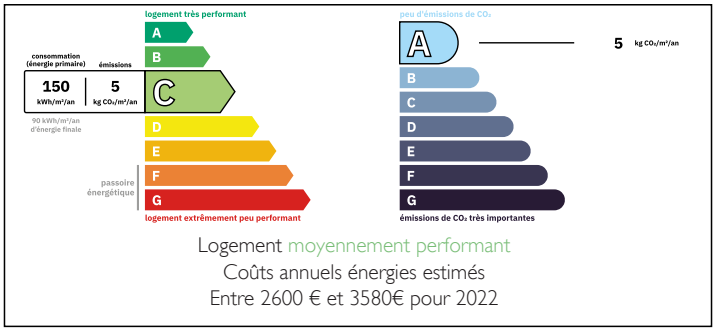








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2600 € et 3580€ pour 2022

INFORMATION

Town:	Samoëns
Department:	Haute-Savoie
Bed:	5
Bath:	5
Floor:	230 m2
Plot Size:	600 m2

IN BRIEF

Set in a peaceful hamlet location, this impressive property enjoys sweeping panoramic views across the valley and surrounding peaks, including Samoëns' iconic Criou mountain. It combines a quiet alpine setting with excellent proximity to ski lifts, restaurants, and the ski bus linking Samoëns and Morillon.

Arranged over three levels, this modern chalet has been thoughtfully designed to balance comfort, space, and practicality. It features five spacious ensuite double bedrooms, multiple living areas including a second lounge/TV room, and a superb open-plan kitchen, dining, and living space centred around a wood-burning stove.

A ski room, laundry room, and extensive balconies and terraces further enhance the property, while large windows throughout the main living level flood the space with natural light and beautifully frame the

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

Built and finished to a high standard by renowned local artisans in 2021, this beautiful chalet offers over 230 m² of living space in a sought after hamlet, just 3 km from the pretty village of Samoëns.

Meticulously maintained since construction, the property still retains the feel of a new-build and still has 5 years of décennale insurance remaining. It benefits from underfloor electric heating throughout and a thoughtfully designed layout that works equally well as a luxury family home or a high-end rental investment.

The outdoor spaces include multiple balconies and terraces, parking for three or more vehicles, and a generous plot enhanced by uninterrupted mountain views in a peaceful alpine setting.

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 just 60 km away, the chalet offers excellent rental potential while also making an ideal primary or secondary residence.

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

The Giffre Valley is equally popular from late spring through to early autumn, offering activities for all ages, including hiking, outdoor swimming pools and lakes, paragliding, rafting, cycling, canyoning, and much more.

Please note, this is a semi-discreet listing and the photographs are representative of the property.

Please contact us for more details.

Information...

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