LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47191JST74 Price: 795 000 EUR

agency fees to be paid by the seller

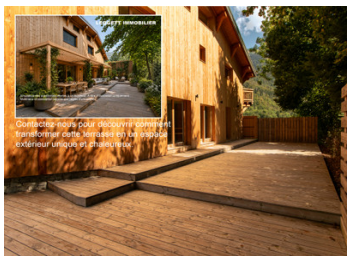
Impressive, newly-built 4 bedroom chalet over 3 levels close the centre of Samoëns, Grand Massif







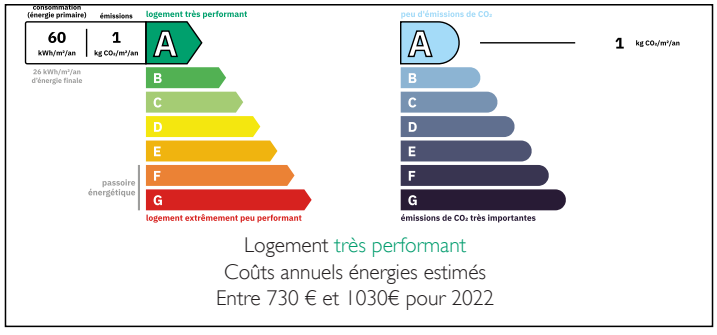








ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 730 € et 1030€ pour 2022

INFORMATION

Town:	**Samoëns**
Department:	**Haute-Savoie**
Bed:	**4**
Bath:	**4**
Floor:	**144 m2**
Plot Size:	**450 m2**

IN BRIEF

Under offer with another agency

This deceptively spacious four-bedroom chalet was built in 2024 to a rare A energy rating with heat-pump underfloor heating and heat-recovery ventilation.

Over 3 levels and with a large south-facing terrace, it's located in the historic village of Samoëns in the Haute-Savoie, in the Giffre Valley between Chamonix and Morzine.

50m from the ski bus for access to the impressive Grand Massif ski domain

Summary

• Ground Floor

Large living space with wood-burning stove, dining area and space for a kitchen

**Kitchen up to the value of 15 000 € can be fitted

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.

rooms/WC, and balcony access

Double bedroom with balcony access

Shower room with WC

• 2nd Floor

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DESCRIPTION

This charming 4 bedroom chalet is unusual in it's layout, designed to maximise the available floorspace.

It was built to high standards by reputable local builders and the kitchen is appliance ready. **Kitchen up to the value of 15 000 € can be fitted free of charge.**

Contact us to discover how the terrace could be transformed into a truly special outdoor space.

The village of Samoëns is 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, reaching an altitude of 2500 m. The ski area consists of Flaine, Les Carroz, Morillon and Samoëns.

Samoens is a village, not just a ski resort, and is vibrant all year round, especially in summer with an impressive range of restaurants, cafes and bars catering to all tastes as well as a variety of shops and other amenities.

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.

In addition to the Grand Massif ski area, the Portes du Soleil is not far away, around 20 km to Les Gets and 25 km to Morzine.

The international airport in Geneva: 65 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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