LEGGETT
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Ref: A48652JST74 Price: 340 000 EUR

agency fees to be paid by the seller

Charming south-facing apartment with stunning views over Samoëns towards the Grand Massif







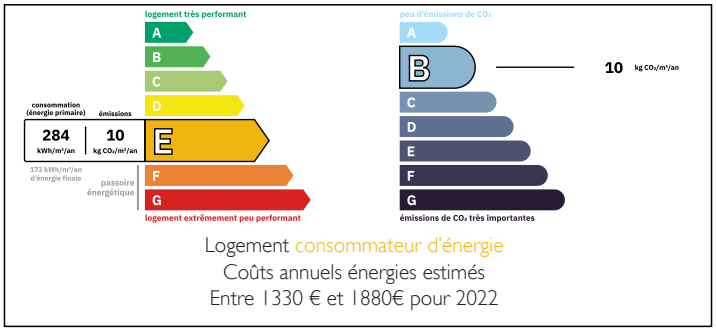








ENERGY - DPE



INFORMATION

Town:	Samoëns
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	58 m2
Outside Space:	5 m2

IN BRIEF

Situated in a small residence in a peaceful location, this well-presented apartment is in excellent condition and offers a wonderful combination of light, space and breathtaking mountain views.

The entrance leads into a bright and welcoming open-plan living space, comprising a kitchen, dining area and lounge with a wall-mounted retractable double bed.

High ceilings above the kitchen, together with a Velux window, flood the space with natural light. A wood-burning stove creates a cosy atmosphere, while doors open onto a 5 m² balcony enjoying fantastic south-facing views towards the Grand Massif.

The apartment is currently configured with one large bedroom, which could potentially be divided to create two separate bedrooms as per the original

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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

The apartment is situated at an altitude of 830 m and just 2 km from the centre of Samoëns.

Loi carrez : 56 m²
Plus 6 m² 5 m² south-facing balcony

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 and a high point of 2500 m. The ski area includes the resorts of Flaine, Les Carroz, Morillon and of course Samoëns.

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 an impressive range of restaurants, cafes and bars cater-ing 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 20 km by car to Les Gets and Morzine.

APARTMENT SUMMARY

- Entrance leading to open plan kitchen, dining area and lounge with wood burning stove and a wall-mounted retractable double bed.
- Balcony with fabulous south-facing views towards the Grand Massif
- Double bedroom (could be divided into 2 as originally planned)
- Built in cupboards
- Shower room with laundry facilities
- WC

- Garage
- ...