



STUNNING FARMHOUSE WITH 5 ANNEX  
APARTMENTS AND POOL. SAMOENS. EASY  
ACCESS TO GENEVA. BESIDE SKI LIFT.



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APARTMENTS AND POOL.  
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TO GENEVA. BESIDE SKI  
LIFT...



PROPERTY FACT FILE	
REFERENCE	A04295
PRICE	€ 3,495,000 £ 2,987,980* <small>*agency fees to be paid by the seller</small>
BEDROOM	21
BATHROOM	19
ACCOMMODATION	854 m <sup>2</sup>
LAND	2425 m <sup>2</sup>
TOWN	Samoëns
DEPARTMENT	Haute_Savoie
LOCATION	
TYPE	Gîte, Bed and Breakfast
CONDITION	Excellent condition
FEATURES	Outside hot tub, Garage, Detached
<small>*Price based on current exchange rate which is subject to change</small>	





- Year-round destination
- Currently run as a very successful business
- Individual apartments totalling 850 sq metre
- Ski lift, 1 minute away
- Fabulous setting, close to all amenities and bea

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A unique opportunity to purchase an outstanding luxurious home and self-catering apartments in the heart of the French Alps.

\*\* Two minute walk to the ski lift \*\*

## DESCRIPTIF

We think this fabulous property will appeal to:

- A couple or family looking for a wonderful home – and perhaps a complete lifestyle change – with the ability to generate a very good income
- Individuals looking for a ready-made, highly successful business opportunity
- A group of friends looking for a shared secondary residence with lots of communal space and rental potential.

The property consists of:

### GROUND FLOOR APARTMENT AND PRINCIPAL RESIDENCE (1) (271 m2)

Long entrance hallway • office area • dining/living room, complete with a wood burning stove (45 m2) • large kitchen, which also has a dining area (34 m2) • three double bedrooms, two of which are ensuite and one with a dressing room • separate bathroom • linen room • WC • beauty room/4th bedroom with shower (upstairs from the office area)

Two large basement store rooms (accessed from the living room).

Exterior: South-facing, partially covered terrace (accessed from the living room,) leading out to a large garden • east-facing terrace, accessed from the kitchen • Boiler room.

First and second floors

Three separate, self contained apartments, accessed from an external shared walkway:

### APARTMENT (2) - 135 m2

First floor: Living room/dining/kitchen area • bathroom • double bedroom • hallway with stairs

Second floor: Staircase leading to hallway • two double bedrooms and one family suite, all with bathrooms.

### APARTMENT (3) - 90 m2

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A04295>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

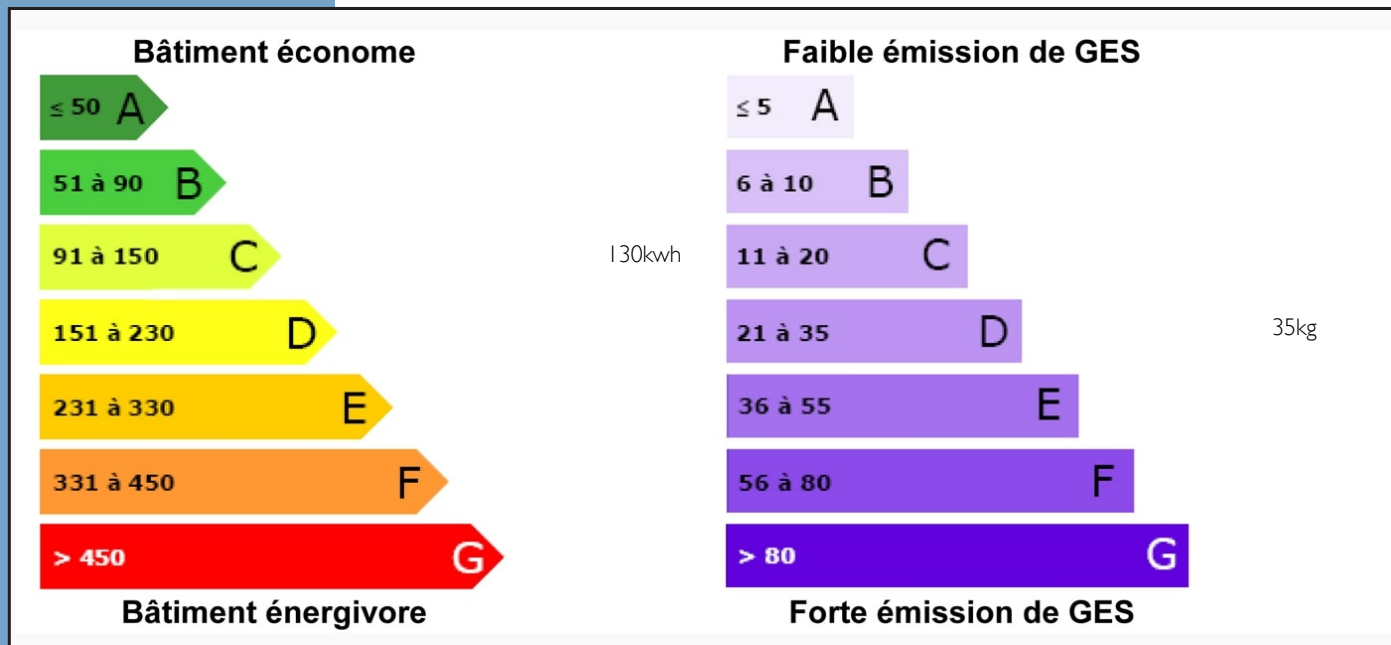
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## ENERGIE-DPE

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



## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A04295  
FILE COMPLETE  
AND PHOTOS  
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