



SUPERBLY LOCATED 5 BED CHALET AND
ADJOINING 2 BED CHALET WITH GLORIOUS
SOUTH-FACING VIEWS OVER SAMOËNS.

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PROPERTY FACT FILE

REFERENCE	A11517
PRICE	€ 1,295,000 £ 1,109,077* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	7
ACCOMMODATION	220 m ²
LAND	200 m ²
TOWN	Samoëns
DEPARTMENT	Haute_Savoie
LOCATION	0-2KM to amenities
TYPE	Maison de Vacances
CONDITION	Excellent condition
FEATURES	Mains Drains, Outside hot tub, Garage

*Price based on current exchange rate which is subject to change



- Near skiing, Grand Massif
- Good rental income potential
- Built just 13 years ago
- Near the centre of Samoëns
- Rarely available

SUPERBLY LOCATED 5
BED CHALET AND
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CHALET WITH GLORIOUS
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We are pleased to offer these two beautifully constructed adjoining, but independent chalets situated in a quiet hamlet, close to the centre of Samoëns.

The chalets were tastefully built by a reputable local builder in 2010

DESCRIPTIF

Don't miss the floor plans and please contact us to see more photos

MAIN CHALET (131 m2, plus 30 m2 converted garage)

Ground floor:

- Double garage (30 m2), which has been converted to a games room and laundry room
- Bedroom 1 (9.5 m2), with ensuite shower room (+WC)
- Bedroom 2 (11.5 m2) with two bunk beds (sleeping 4), with ensuite bathroom (+WC) and external door leading to the terrace.
- Hallway and stairs leading to the first floor.

First floor:

- Open plan living room (51 m2) with lounge and bar, plus wood-burning stove
- Kitchen (7.5 m2)
- Two balconies (5.5 m2 and 13.5 m2)
- Central staircase for access to the lower and higher levels
- WC

Second floor:

- Three double bedrooms, two of which have an ensuite shower-room (+WC) and one has an ensuite bathroom (+WC) (Bedrooms: 9, 9.5, & 6 m2)
- Staircase for access to the lower levels and rear balcony

Plus private, south-facing terrace.

DUPLEX CHALET (60m2):

Ground floor:

- Entrance, open plan living room (18.5 m2, with wood burning stove), dining area and kitchen (8 m2), WC, and staircase for access to the upper level.

First floor:

- Landing, two double bedrooms, one with a shower-room and one

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/AI1517>

COMPLETE FILE AND PHOTO ON REQUEST

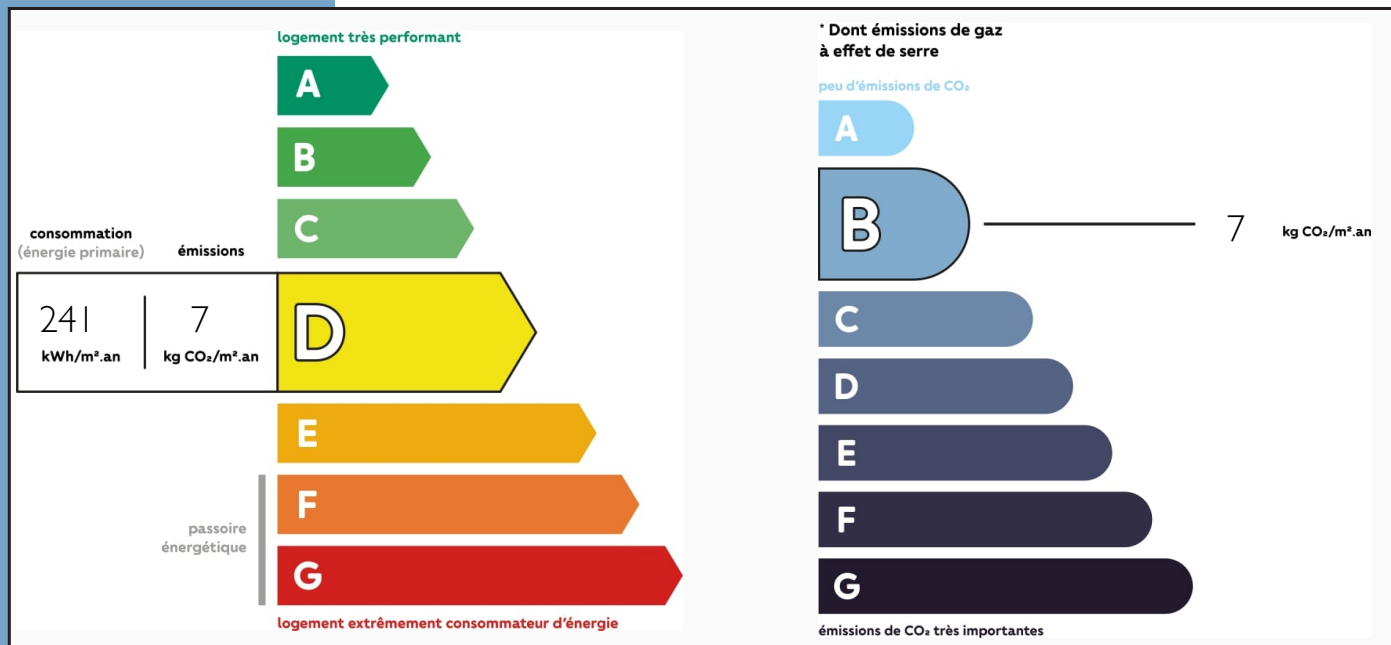


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ENERGIE-DPE

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 : AI1517
FILE COMPLETE
AND PHOTOS
ON REQUEST

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