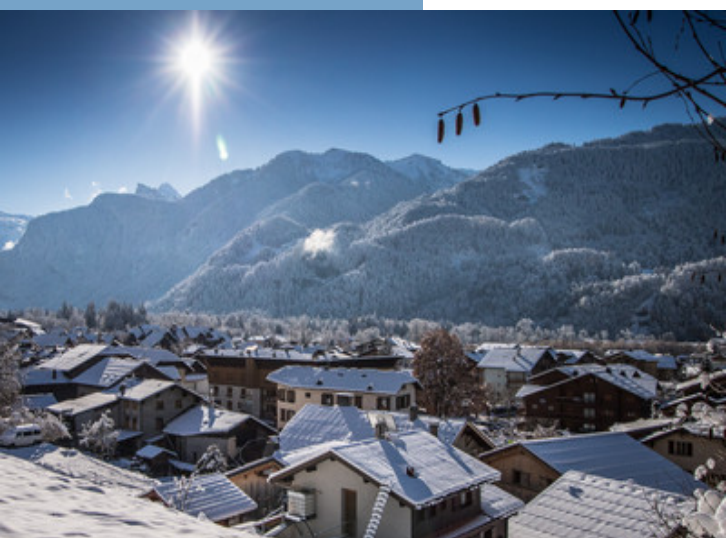




FULLY RENOVATED 18TH C. FARMHOUSE IN THE
HEART OF SAMOËNS, WITH A SEPARATE CHALET
& GARDEN. GREAT VIEWS.

FULLY RENOVATED 18TH C. FARMHOUSE IN THE HEART OF SAMOËNS, WITH A SEPARATE CHALET & GARDEN. GREAT V...



PROPERTY FACT FILE

REFERENCE	A18878JST74
PRICE	€ 1,350,000 £ 1,153,953* *agency fees included: 4 % TTC to be paid by the buyer (1 296 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	4
ACCOMMODATION	217 m²
LAND	1295 m²
TOWN	Samoëns
DEPARTMENT	Haute_Savoie
LOCATION	0-2KM to amenities
TYPE	Maison de Vacances, Family Home
CONDITION	Excellent condition
FEATURES	Mains Drains, Barns / outbuildings, Private parking

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



- Multiple terrace areas.
- Fabulous location, near the centre of Samoens
- Delightful, south-facing views.
- Characterful renovated 18th century farmhouse
- Flexible accommodation space

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NOW SOLD

This stunning farmhouse boasts a total floor space of approximately 165 sq m, offering ample room to comfortably accommodate all of your family and guests. The property also features a charming small chalet of 52 sq m, perfect for guests or as an independent living space.

DESCRIPTIF

Wonderful primary or secondary residence with excellent rental potential.

****Don't miss the floor plans and EyeSpy 360° tour further down this page. Contact us for more photos****

In addition to its prime location, this farmhouse and small chalet boast several highlights, including delightful south-facing views, multiple terrace areas, a covered terrace that feels like an extension of the house, plus front and rear garden areas.

On the ground floor, there is a cozy living room with a central fireplace and a reading/library area, the perfect place to curl up with a good book or gather with friends and family. The kitchen, with modern appliances and an adjacent pantry, will impress even the most discerning chef. From the kitchen and living room, there is access to a delightful covered terrace area and a south-facing balcony.

Completing the amenities on this floor, there is a separate office, which can double as a bedroom, a utility/laundry room, and a shower room.

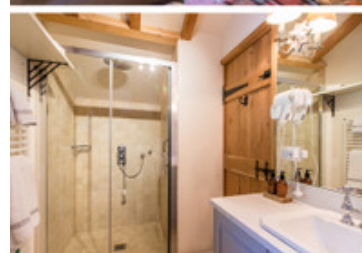
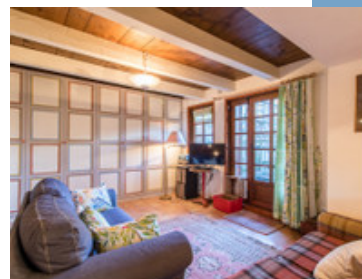
Upstairs, you'll find a spacious hallway, a luxurious bathroom with a walk-in shower and bath, and a lovely double bedroom, complete with gorgeous mountain views.

On the garden level, there is a spacious living room, equipped with underfloor heating and access to an east-facing stone courtyard, perfect for sipping your morning coffee or enjoying a summer barbecue. The kitchen, also with underfloor heating, provides access to a large south-facing stone terrace, offering an idyllic place to enjoy the picturesque mo

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A18878JST74>

COMPLETE FILE AND PHOTO ON REQUEST



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

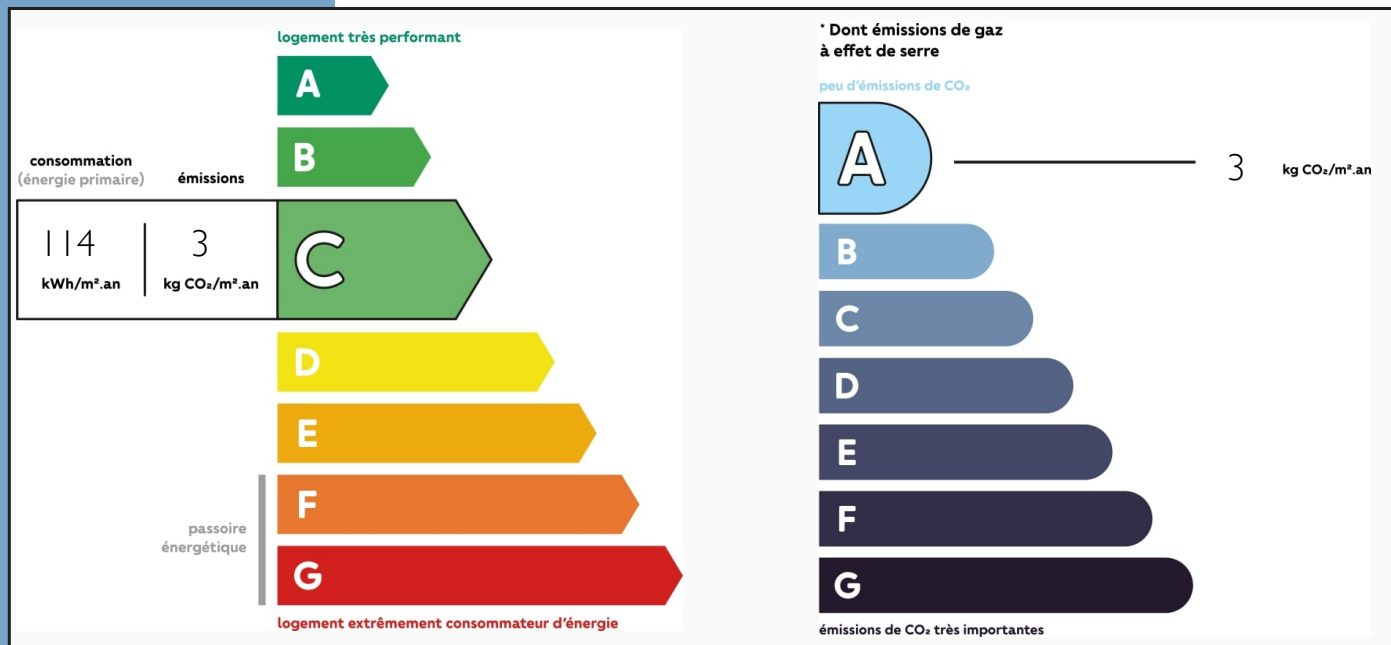
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ENERGIE-DPE

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



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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

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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