LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



MODERN CHALET WITH UNRIVALLED 180° MOUNTAIN VIEWS DIVIDED INTO 3 SEPARATE APARTMENTS OVERLOOKING SAMOëNS

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PROPERTY FACT FILE

REFERENCE	A42384JST74
PRICE	€ 1,490,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	5
ACCOMMODATION	260 m²
LAND	1699 m²
TOWN	Verchaix
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	
FEATURES	Mains drainage, Garage, Private parking

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





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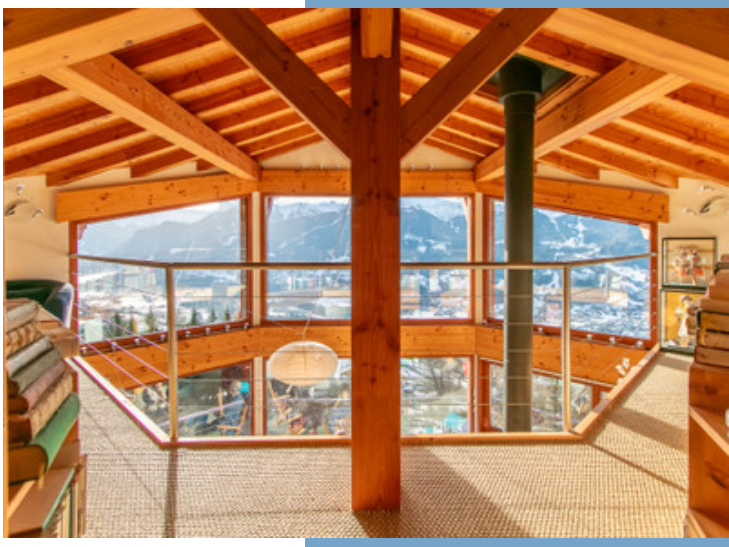
- Fabulous 180° views over Samoëns towards Mt Blanc
- High-quality construction and specifications
- Peaceful location (altitude : 1075 m)
- Individual, bespoke design
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Designed entirely around its breathtaking outlook, this contemporary chalet enjoys spectacular, uninterrupted views over Samoëns, the surrounding mountains, and as far as Mt Blanc.

Built in 2008, the property sits on a peaceful 1699 m² plot combining



DESCRIPTION

Don't miss the EyeSpy 360° tour and floor plans

THE AREA
The closest ski access for this delightful property is the gondola in Morillon Village for access to Morillon Les Esserts. Morillon forms part of the large Grand Massif ski area along with Samoëns, Les Carroz, Sixt and Flaine. The Grand Massif offers an impressive 265 km of pistes with a top station at 2500 m.

The summer season is as lively as the winter and features a varied programme of cultural events and entertainment. The leisure base at Lac Bleu, only 5 kms away is where you'll find a swimming lake, tree top rope trail, tennis courts, rafting, a restaurant/bar and access to walks along the Giffre river.

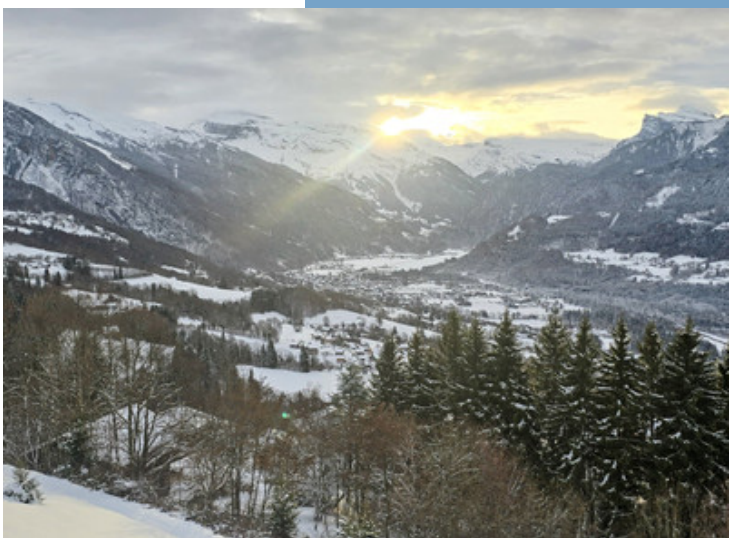
The area's accessibility, sunny orientation and natural beauty attract not only skiers and snowboarders, but also walkers, climbers, mountain-bikers and lovers of all kinds of Alpine activities.



PROPERTY DESCRIPTION
Living area: approx. 260 m² (232 m² official habitable space)
Plus balconies/terraces: approx. 70 m²Garage and mezzanine: approx. 60 m²Basement: not measured.

Built in 2008 by: Chalet Chardon Constructeur

Two covered parking spaces – one on each side of the house.Garage with large door suitable for a motorhome, and a mezzanine with electric ladder. Additional rear-side parking.



• Apartment 1, 3-bedroom (T4) / approx. 142 m²
• Entrance leading to the kitchen/dining/living area with suspended fireplace.Double bedroom, large bathroom with shower and bathtub, separate W...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A42384JST74
COMPLETE FILE AND PHOTO ON REQUEST

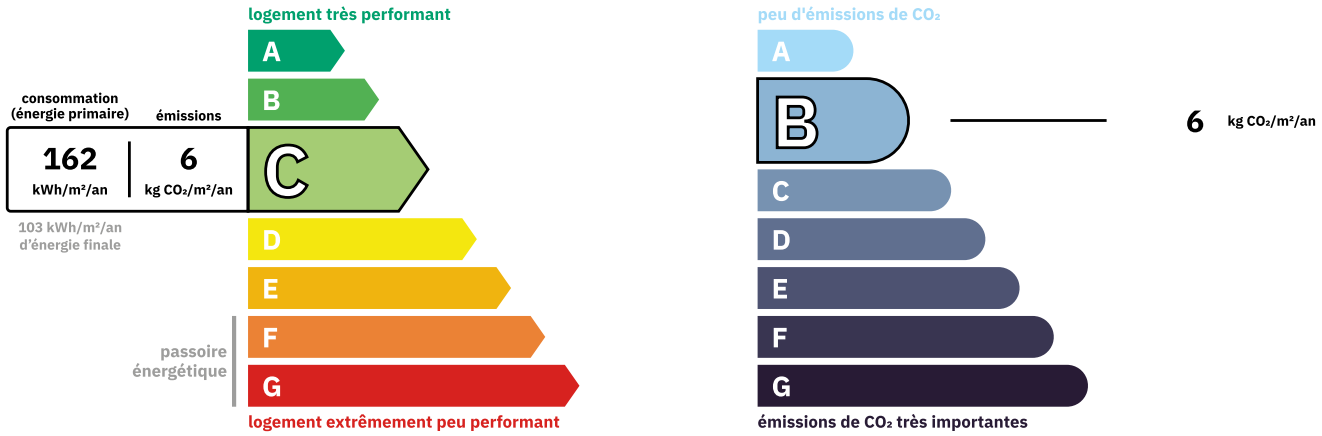
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 2940 € and 4040€ for 2022

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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.

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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

Réf :A42384JST74
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