LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



STUNNING MODERN CHALET WITH 3 APARTMENTS IN SAMOëNS. CLOSE TO THE SKI LIFTS FOR ACCESS TO THE GRAND MASSIF.

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PROPERTY FACT FILE

REFERENCE	A44746JST74
PRICE	POA
	*agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	120 m²
LAND	600 m²
TOWN	Samoëns
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	
FEATURES	Mains drainage, Private parking, Detached

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





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- Flexible layout with vaulted ceilings on 1st floor
- Quiet location near the ski lifts
- Impressive features and high quality finishings
- 60 kms from Geneva airport; 3 km from Samoëns
- Lots of outdoor space & stunning mountain views

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Located in a peaceful hamlet, a rare opportunity to acquire a beautifully designed alpine property with direct access to the impressive Grand Massif ski domain.

Built in 2018 to a high standard, the chalet is currently configured as



DESCRIPTION

This high-quality chalet was built in 2018 by reputable local artisians and offers approximately 120 m² of habitable space on a 600 m² plot, with parking for 3 vehicles and breathtaking mountain views.

Electric underfloor heating throughout. Note, from January 2027, the energy rating will automatically improve to a C due to changes in the regulations



The chalet offers versatile accommodation across three self-contained apartments, with bright, well-designed living spaces and attractive alpine features throughout. The main apartment enjoys an open-plan living and dining area with vaulted ceilings, large picture windows and access to wrap-around balconies, offering beautiful views towards the iconic Montagne du Criou.

The property also benefits from additional ground-floor accommodation, a shared ski room with heated boot warmers and a laundry room. Outside, a charming traditional garden mazot/workshop offers further potential for conversion into habitable space, subject to the necessary permissions. The existing layout provides excellent flexibility for private use, rental income or multi-family living, with the possibility of reconfiguring the accommodation to suit individual needs.

This is a distinctive home with very few comparable opportunities currently available.

2 years of décennale insurance remaining



Samoëns provides access to France's fourth-largest ski area, the Grand Massif (including Flaine, Les Carroz, Morillon, and Sixt-Fer-à-Cheval), offeri...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44746JST74

COMPLETE FILE AND PHOTO ON REQUEST

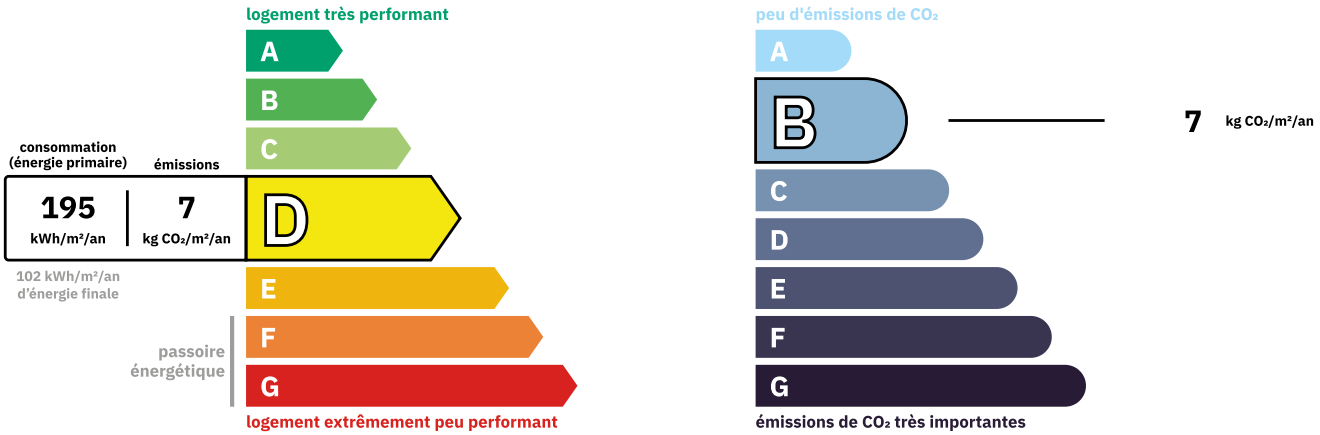
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 2000 € and 2700€ 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.

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

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FILE COMPLETE AND PHOTOS ON REQUEST

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