

UNRIVALED 5 BEDROOM CHALET BUILT IN 2021, SAMOëNS. DIRECT GRAND MASSIF SKI ACCESS AND SUPERB MOUNTAIN VIEWS

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PROPERTY FACT FILE

REFERENCE	A44762JST74
PRICE	POA
	*agency fees to be paid by the seller
BEDROOM	5
BATHROOM	5
ACCOMMODATION	230 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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- Meticulously maintained luxury chalet built, 2021
- Impressive features and high quality finishings
- Lots of outdoor space & stunning mountain views
- Quiet location near the ski lifts
- 60 kms from Geneva airport; 3 km from Samoëns

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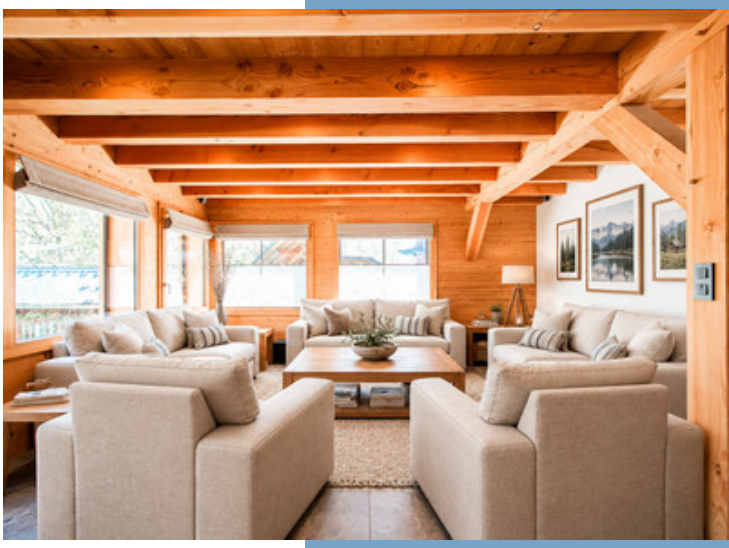
Set in a peaceful hamlet location, this impressive property enjoys sweeping panoramic views across the valley and surrounding peaks, including Samoëns' iconic Criou mountain. It combines a quiet alpine setting with excellent proximity to ski lifts, restaurants, and the ski bus linking Samoëns and Morillon.



DESCRIPTION

Built and finished to a high standard by renowned local artisans in 2021, this beautiful chalet offers over 230 m² of living space in a sought after hamlet, just 3 km from the pretty village of Samoëns.

Meticulously maintained since construction, the property still retains the feel of a new-build and still has 5 years of décennale insurance remaining. It benefits from underfloor electric heating throughout and a thoughtfully designed layout that works equally well as a luxury family home or a high-end rental investment.



The outdoor spaces include multiple balconies and terraces, parking for three or more vehicles, and a generous plot enhanced by uninterrupted mountain views in a peaceful alpine setting.

Samoëns provides access to France's fourth-largest ski area, the Grand Massif (including Flaine, Les Carroz, Morillon, and Sixt-Fer-à-Cheval), offering 265 km of pistes and a high point of 2500 m. With Geneva Airport just 60 km away, the chalet offers excellent rental potential while also making an ideal primary or secondary residence.

Samoëns is, however, much more than a ski resort. Steeped in history, it is a beautiful traditional village dating back to the 12th century, retaining many of its historic buildings and landmarks.

The Giffre Valley is equally popular from late spring through to early autumn, offering activities for all ages, including hiking, outdoor swimming pools and lakes, paragliding, rafting, cycling, canyoning, and much more.

Please note, th...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44762JST74

COMPLETE FILE AND PHOTO ON REQUEST

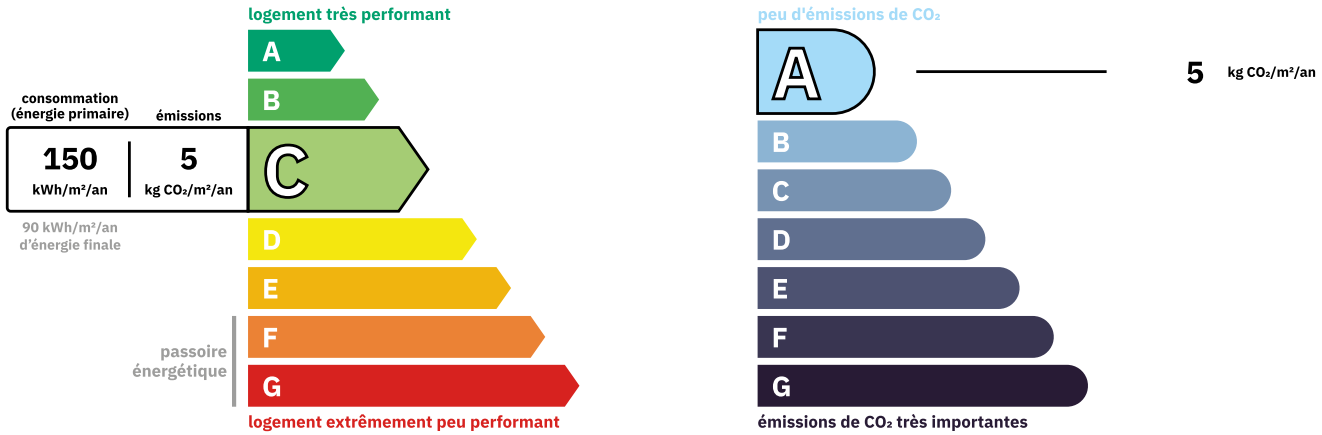
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 2600 € and 3580€ 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

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FILE COMPLETE AND PHOTOS ON REQUEST

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