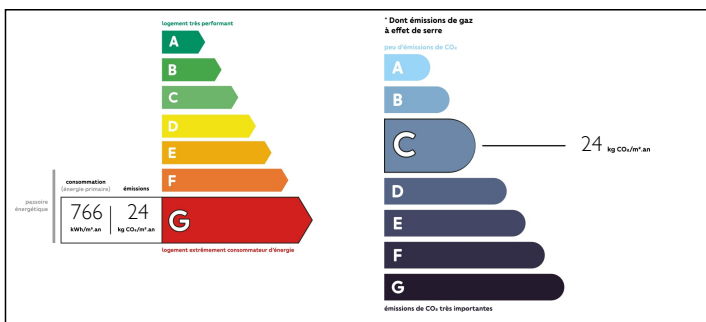


Charming 2 bed duplex apartment near the centre of Samoëns with great west-facing views. Near ski bus stop.

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

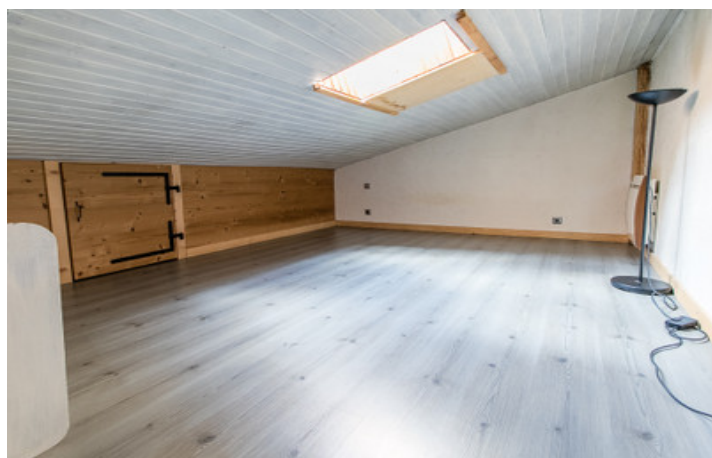
Town:	Samoëns
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	68 m2
Outside Space:	6 m2

## IN BRIEF

This bright 4th floor apartment – with high ceilings on the first level – is located in the Les Espaces residence and centrally located. \*Recently refurbished to a high standard\* First level (39.5 sq m) • As you enter the apartment, you are greeted by a welcoming entrance hall that leads you to the spacious living room/dining area with a cozy fireplace, perfect for those chilly winter evenings. The adjoining kitchen is thoughtfully designed and well-equipped and includes a breakfast bar. This open plan living area has high ceilings and is flooded with natural light thanks to the floor to ceiling windows. • West-facing balcony with views over Samoëns and the surrounding mountains. • Shower room and separate WC • Dedicated laundry room Mezzanine level (28.5 sq m) • Two double bedrooms. Though mostly under 1.80 meters in height, this mezzanine level provides a comfortable and private sleeping area. • Plus private cave

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The apartment's location is a true highlight, as it sits right in the centre of Samoëns, making it convenient for accessing shops, restaurants, and local amenities. Moreover, the proximity to the ski bus stop allows for easy access to the nearby slopes.

**\*\*Contact us for more details and additional photos\*\***

Samoëns is a beautiful village, and the only ski resort to be listed on the French National Office of Historic Monuments.

The impressive Grand Massif ski area is on your doorstep with access to its 265 km of snow-sure pistes. The ski domain includes Flaine, Morillon, Les Carroz and of course Samoëns.

The Giffre River runs through the valley and there are several lakes which provide the focal points for some of the numerous stunning hikes and walks in the area. Samoëns is a village, not just a ski resort so it's busy and vibrant all year round, especially in summer with an impressive range of restaurants, cafes and bars catering to all tastes as well as a widely varying selection of shops and other amenities. In addition to the Grand Massif ski area, the Portes du Soleil is not far away, around 25 minutes by car to Les Gets and Morzine.

The international airport in Geneva is only 1 hour away.

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Co-owned building of 40 units  
Provisional annual charges: 2643€

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

## NOTES