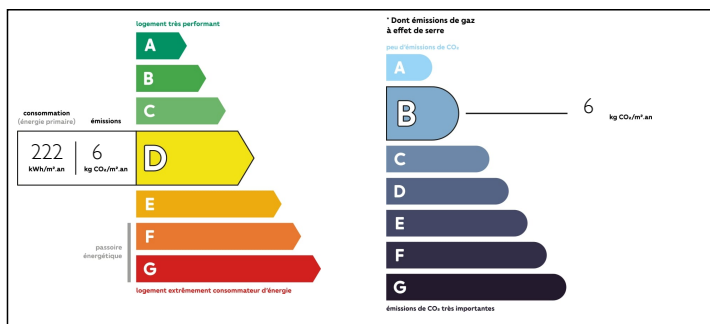


Charming, south-facing 2nd floor studio apartment with a double bunk bed area in the heart of Samoëns.

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Samoëns
Department:	Haute-Savoie
Bed:	0
Bath:	1
Floor:	25.5 m2
Outside Space:	4 m2

## IN BRIEF

The apartment is ideally located near the centre of Samoëns with lovely south-facing views over the village towards the ski station and consists of:

- Living space with recently fitted kitchen
- Modern shower room
- 'Coin montagne'/double bed area
- Sunny balcony
- Lots of storage
- WC Plus
- Private garage/storeroom
- Ski locker
- Shared cave for bike storage

The building has been well maintained by the property management company and there have been recent upgrades to the exterior cladding and roof. Whilst in a central location, the apartment is set far back from the road and provides easy access to all that Samoëns has to offer. It is in excellent condition with electric heating. The double bed is raised with storage space underneath. A curtain provides privacy from the living room area. However, if preferred, it would be very easy to fully separate this space by installing a sliding door. Plus, this area has its own window. Contact us...

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

Samoëns provides access to France's 4th largest ski area, the Grand Massif (which includes Flaine, Morillon & Les Carroz) and its 265km of snow-sure pistes.

Located in the stunning Giffre valley, Samoëns is a beautiful traditional village, steeped in history. The Giffre valley is just as popular from late spring through autumn with activities for all ages, including very accessible world-class hiking opportunities, outdoor swimming pools and lakes, rafting, paragliding, mountain biking, road cycling, canyoning and so much more.

Geneva airport is just 50km away.

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Co-owned building of 140 units

Provisional annual charges: 2006€

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

## LOCAL TAXES

**Taxe foncière: 690 EUR**

## NOTES