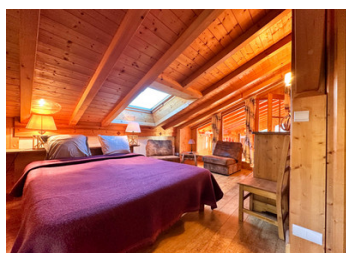
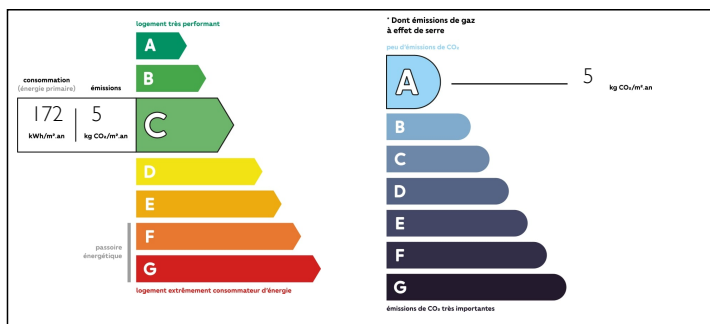


Fabulous 4-bedroom chalet/apartment on 4 levels in a chalet built in 2009 with outstanding views over Samoens.

EXCLUSIVE



ENERGY - DPE



## INFORMATION

Town:	Samoëns
Department:	Haute-Savoie
Bed:	4
Bath:	3
Floor:	165 m2
Outside Space:	70 m2

## IN BRIEF

**\*\*NB Offer recently accepted.\*\*** Spacious apartment that feels like a chalet within easy-walking distance of the centre of Samoens. The accommodation is split over 4 levels and faces south, overlooking the village towards the ski station at Samoens 1600. Summary • Ground floor: private entrance; 'boot room'; w.c.; closet; ski storage; laundry room; garage. • First floor: hall; bathroom; 3 double bedrooms (one with ensuite shower); w.c.; terrace. • Second floor: living space (kitchen, living room, dining area (2); front and rear terraces. • Third floor: reading area; corridor; large double bedroom with reading/TV area; bathroom with separate shower. Highlights • South-facing with breathtaking views • Several balconies and terraces • Walking distance to the centre of Samoëns • Good-sized bedrooms and a fabulous master bedroom on the third floor • Large entertaining space with access to terraces on the front and rear • Large entrance area/'bootroom'. • Excellent rental

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

**\*\*NB Offer recently accepted.\*\***

This spacious four bedrooms apartment is located in the pretty village of Samoens with easy access to the Grand Massif. With its own private entrance, it feels like a separate chalet, rather than an apartment.

Habitable space: 165 sq m, plus terrace areas of 70 sq m and garage, 18 sq m.

Samoëns is a beautiful village and listed on the French National Office of Historic Monuments, and the only ski resort in France to be listed. The impressive Grand Massif ski area is on your doorstep with access to its 265 km of snow-sure pistes. 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. Samoens 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 30 minutes by car to Les Gets and Morzine.

## NOTES

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