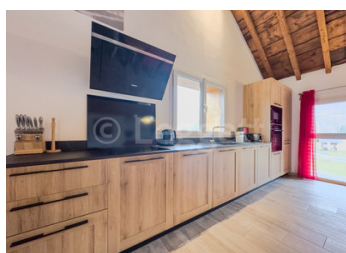
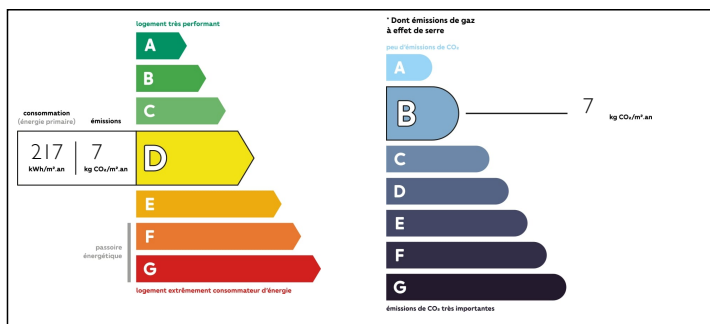


Spacious and luminous second-floor five bedroom duplex apartment in a renovated traditional Savoyard barn.



ENERGY - DPE



INFORMATION

| | |
|----------------|--------------|
| Town: | Samoëns |
| Department: | Haute-Savoie |
| Bed: | 5 |
| Bath: | 3 |
| Floor: | 128 m2 |
| Outside Space: | 15 m2 |

IN BRIEF

This generously proportioned five bedroom apartment over two levels boasts a well-designed layout with a large open plan living space complete with vaulted ceilings. The residence's location allows for easy access to the heart of Samoëns by foot, and its proximity to the ski bus stop, opposite the building, facilitates convenient access to the Grand Massif express and ski de fond in Sixt. Additionally, the property comes with the peace of mind of 6 years remaining on the 'decennale assurance'. Summary • 1st level: large L shaped open plan living room/dining and kitchen with vaulted ceilings; storage cupboard; cupboard plumbed for washing machine; 3 double bedrooms; shower room with wc; bathroom with wc. • 2nd level: 2 internal double bedrooms (with wash basins) and windows overlooking the living space; shower room with wc. Private covered parking space and a storage shed. Electric underfloor heating on the 1st floor and electric radiators upstairs. Loi carrez 122.5m2 +

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

Located in the traditional alpine village of Samoëns, this large five bedroom apartment is the perfect blend of modern convenience and traditional Savoyard charm.

****Contact us for floor plans and more details****

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.

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

NOTES