



STUNNING FARMHOUSE WITH ANNEX
APARTMENTS AND POOL, SAMOENS. EASY
ACCESS TO GENEVA & OPPOSITE THE SKI LIFT.

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TO GENEVA & OPPOSITE
THE SKI...



PROPERTY FACT FILE	
REFERENCE	A04295
PRICE	€ 3,495,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	21
BATHROOM	19
ACCOMMODATION	854 m ²
LAND	2425 m ²
TOWN	Samoëns
DEPARTMENT	
LOCATION	Village property
TYPE	Gîtes, House, Country House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Year-round destination
- Currently run as a very successful business
- Individual apartments totalling 850 sq metres
- Ski lift, 1 minute walk away
- Fabulous setting, close to all amenities

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A unique opportunity to purchase an outstanding luxurious home with self-catering apartments in the heart of the French Alps.

If you are searching for a property that offers you a complete change in lifestyle, this could be exactly what you are looking for – and, there

DESCRIPTIF

Please see below for full property description.

From the property, access to Samoëns 1600 is easy where you have the whole of the Grand Massif and its 265 km of snow-sure pistes at your disposal. The Grand Massif consists of Flaine, Morillon, Les Carroz, Sixt-Fer-a-Cheval and of course, Samoëns. The resort has a high point of 2500 metres on mostly north-facing slopes and gets regular snowfall thanks to its proximity to Mont Blanc and the microclimate it generates.

The centre of the pretty medieval alpine village of Samoëns, with its plentiful shops, restaurants and bars is just a five minute walk away. This charming village also has outdoor swimming pools, an ice rink, and a large leisure area developed around the picturesque 'Lac aux Dames'. As well as the skiing, the Giffre Valley has a range of activities on offer throughout the year. Whether you're looking for walks along the river or hikes in the stunning nature reserve of Sixt-Fer-a-Cheval and the other mountain terrain; mountain bike adventures; paragliding or rafting - everything is here to be discovered!

In 2012, the Telegraph asked the question "Is this France's best ski resort?". This article put Samoëns firmly on the international ski map. Since then, Samoëns, and the Grand Massif have gone from strength to strength with huge improvements to the lift infrastructure. Over the last few years in particular, several ski lifts have been upgraded and new ones added.

TRANSPORT/ACCESS

Geneva - 50 k

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A04295>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

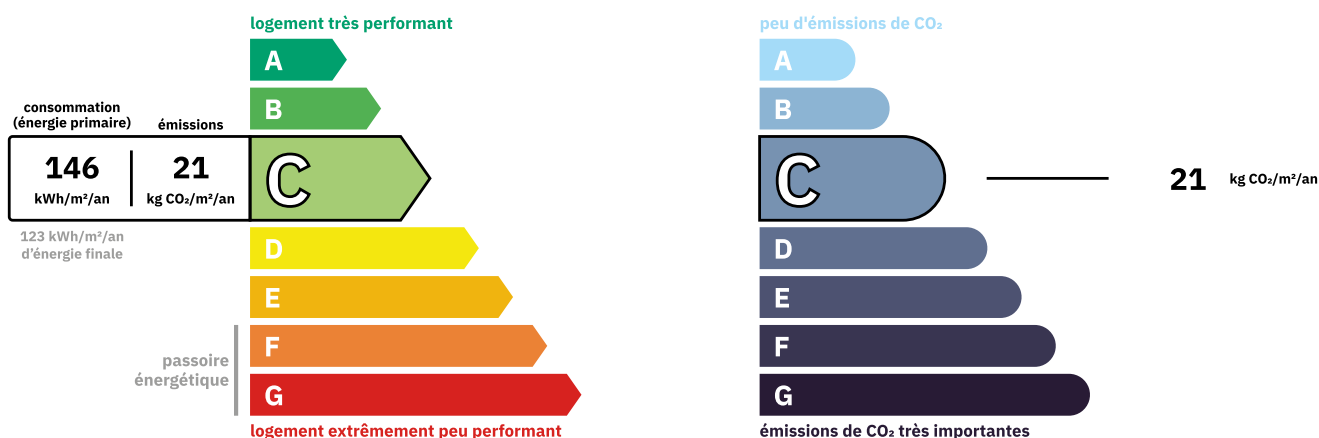
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ENERGIE-DPE

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



Property **Moderately efficient**
Estimated annual energy costs
between 7440 € and 10160€ for 2022

NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

Réf :A04295
FILE COMPLETE
AND PHOTOS
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