



LUXURY, 7 BEDROOM CHALET IN THE HEART OF SAMOËNS, WITH HEATED SWIMMING POOL WITH STUNNING MOUNTAIN VIEWS.

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CHALET IN THE HEART OF  
SAMOËNS, WITH HEATED  
SWIMMING POOL WITH  
STUNNING MOUNTAIN ...



PROPERTY FACT FILE	
REFERENCE	A45083JST74
PRICE	€ 2,850,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (2 736 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	5
ACCOMMODATION	433 m <sup>2</sup>
LAND	1242 m <sup>2</sup>
TOWN	Samoëns
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
*Price based on current exchange rate which is subject to change	



- Easy access to Geneva
- Luxury south-facing chalet in the French Alps
- Heated swimming pool and large garden
- Under 1 km to the ski lift
- Spectacular mountain views

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This exceptional chalet enjoys a prime location at the end of a peaceful cul-de-sac in the beautiful village of Samoëns. It offers privacy while remaining within easy walking distance of the village centre, amenities, the telecabine to access the impressive Grand Massif ski domain and the park at Lac aux Dames.

## DESCRIPTION

Blending traditional alpine character with contemporary comfort, this remarkable south-facing chalet has been designed to make the most of its exceptional surroundings. Expansive windows, soaring ceilings and multiple outdoor living spaces create a bright and welcoming atmosphere, while the spacious layout, leisure facilities and close proximity to the village and ski access make it ideal for both entertaining and family living.

\*\*The property benefits from underfloor geothermic heating with an excellent energy rating\*\*

### Summary description

- On the mezzanine level : a large open plan living space with library area and access to a south-facing balcony.
- On the first floor : a large living space with a log burning fire and cathedral style ceiling showing the mezzanine area above; two bedrooms (both en-suite); a master bedroom with dressing area and ensuite bathroom; a large office with high ceilings. Plus: access to balconies on three sides.
- On the ground floor : a large hall/vestibule area with feature staircase accessing the upper levels; a large kitchen/dining area with adjoining pantry and an enclosed fire place ; two bedrooms with ensuite bathrooms; a double garage/workshop area; access to a south-facing terrace.
- On the sous-sol : large room with bunk beds; a TV room; a sauna; a double bedroom and shower room; a large cave/espace technique.
- Exterior : a large lawn, a heated pool ; external parking for up to 4 cars.

Samoëns forms part of the impressive ...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A45083JST74>

COMPLETE FILE AND PHOTO ON REQUEST



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

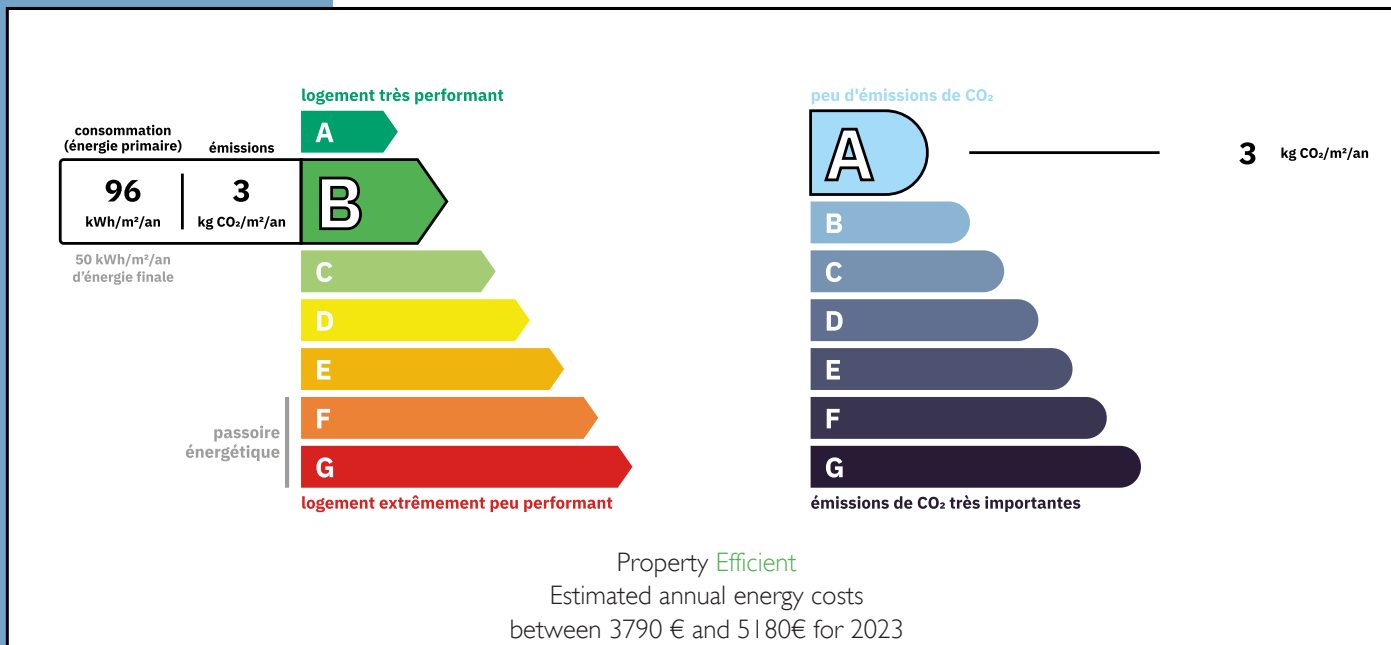
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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A45083JST74  
FILE COMPLETE  
AND PHOTOS  
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