LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



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

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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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	7
BATHROOM	6
ACCOMMODATION	507 m²
LAND	1242 m²
TOWN	Samoëns
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	
FEATURES	Swimming Pool, Mains drainage, Garage

*Price based on current exchange rate which is subject to change



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- 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.

Contact us to see more photos and floor plans.

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



Summary description
• On the mezzanine level (c. 50 m²) : a large open plan living space with library area and access to a south-facing balcony.
• On the first floor (c. 163 m²) : 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 (c. 154 m²) : 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 (c. 140 m²) : large room with bunk beds; a TV room; a sauna; a double bedroom and shower room; a large cave/espace technique.
• Exterior : a lar...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A45083JST74

COMPLETE FILE AND PHOTO ON REQUEST

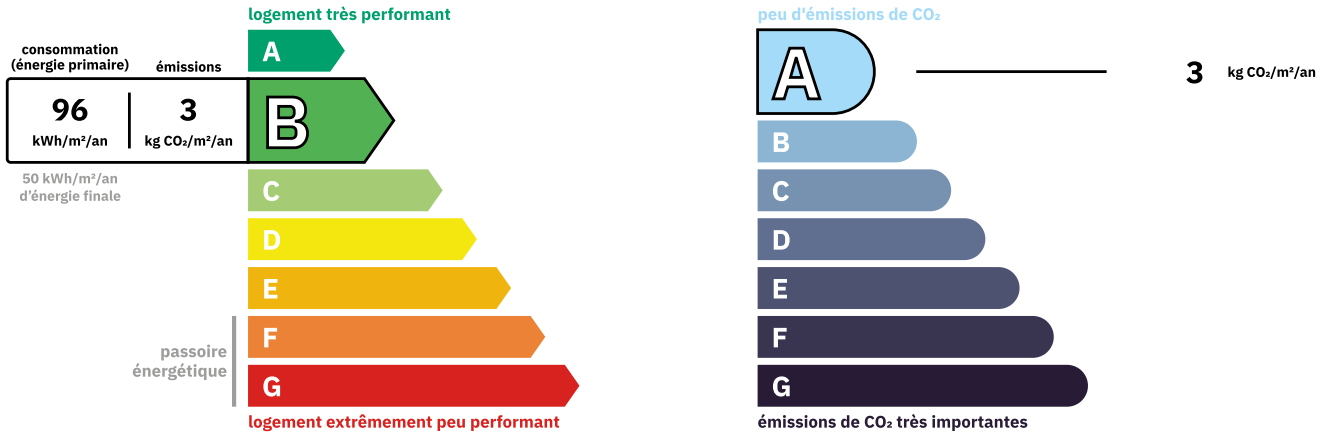
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Efficient
Estimated annual energy costs
between 3790 € and 5180€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A45083JST74
FILE COMPLETE AND PHOTOS ON REQUEST

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