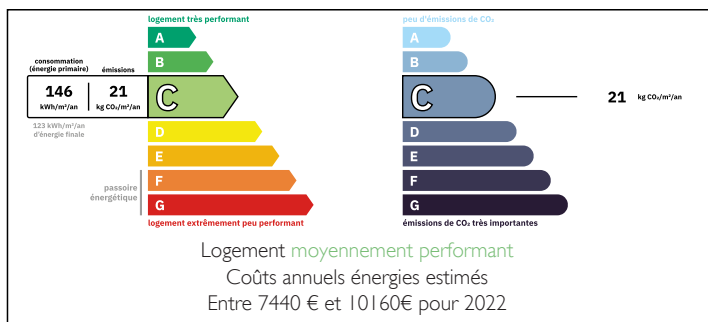


Stunning farmhouse with annex apartments and pool, Samoens. Easy access to Geneva & opposite the ski lift.

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

|             |              |
|-------------|--------------|
| Town:       | Samoëns      |
| Department: | Haute-Savoie |
| Bed:        | 21           |
| Bath:       | 19           |
| Floor:      | 854 m2       |
| Plot Size:  | 2425 m2      |

## IN BRIEF

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 are options to reconfigure the accommodation space if desired.

This former farm consists of 6 self-contained apartments which include a barn conversion, loft apartment, swimming pool, courtyard and large garden.

\*One minute walk to the ski lift for access to the impressive Grand Massif ski domain which includes Flaine & Les Carroz\*

### Key points:

- Samoens is a year-round destination with a long

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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

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 km

Les Gets -...