

Sunny, south-facing 3 bedroom duplex apartment near the centre of Samoëns with views across the village.



## INFORMATION

Town:	Samoëns
Department:	Haute-Savoie
Bed:	3
Bath:	2
Floor:	87 m2
Outside Space:	7 m2

## IN BRIEF

This high quality apartment is located just above the valley floor on the south-facing side of the beautiful village of Samoëns. This location allows it to benefit from impressive views of the valley and surrounding mountains whilst offering the convenience of a short walk of under 1 km to the village centre.

The open plan living area, complete with kitchen, dining space and sitting room features high ceilings, a modern wood-burning stove and multiple windows on 2 sides to make this a bright and inviting space to spend your days and evenings.

1st floor:

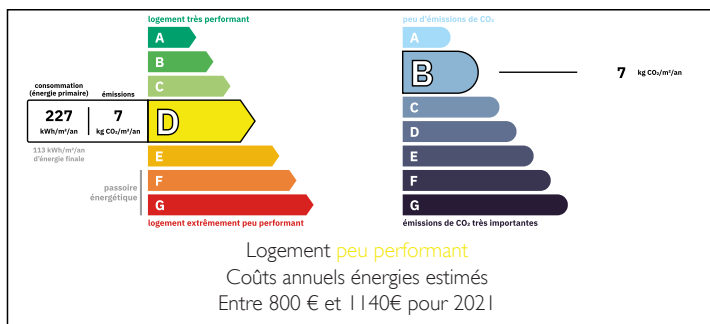
- entrance area with cupboard
- open plan living room, dining area and kitchen
- south-facing balcony
- bathroom/WC and space for a washing machine
- double bedroom with built-in cupboard
- staircase to second level

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.



## ENERGY - DPE





## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

This spacious 3 bedroom apartment has been impeccably maintained by the current owners and has never been rented out commercially.

\*The total floor area is 87m<sup>2</sup> (60 m<sup>2</sup> loi carrez)\*

Samoëns is a beautiful village and listed on the French National Office of Historic Monuments, and the only ski resort in France to be listed. The impressive Grand Massif ski area is on your doorstep with access to its 265 km of snow-sure pistes. The Giffre River runs through the valley and there are several lakes which provide the focal points for some of the numerous stunning hikes and walks in the area. Samoëns is a village, not just a ski resort so it's busy and vibrant all year round, especially in summer with an impressive range of restaurants, cafes and bars catering to all tastes as well as a widely varying selection of shops and other amenities. In addition to the Grand Massif ski area, the Portes du Soleil is not far away, around 30 minutes by car to Les Gets and Morzine.

Geneva airport, 50 km.

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