

Large 3 bedroom duplex apartment + garage, opposite the ski lift in Samoens – easy access to the Grand Massif

EXCLUSIVE



INFORMATION

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|----------------|--------------|
| Town: | Samoëns |
| Department: | Haute-Savoie |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 81 m2 |
| Outside Space: | 19 m2 |

IN BRIEF

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This property boasts a fabulous location, conveniently close to the Grand Massif Express lift – opposite – and within easy walking distance of the centre of Samoens. The leisure centre at Lac aux Dames is also just a 5 minute walk away.

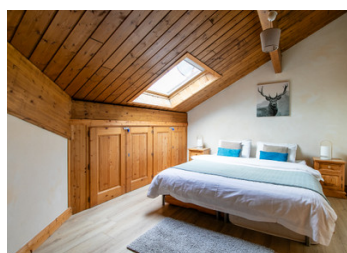
The apartment features two west-facing balconies, offering mountain sunset views on the quieter side of the residence away from the road. The property is in excellent condition throughout, with newly renovated bathrooms and kitchen, making it an ideal rental property. It features 3 bedrooms and is surrounded by a large garden space, further enhancing its appeal.

Summary

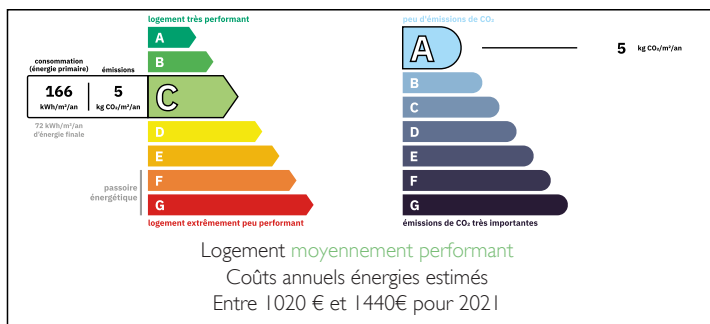
- 1st level: Entrance hallway; large living space with kitchen and dining area; balcony; bathroom/wc; 2

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





DESCRIPTION

This spacious duplex apartment features 3 large bedrooms, two bathrooms and two balconies. It's sits on the west-facing side of this hugely popular residence which is opposite the ski lift – which operates in winter and summer.

The residence has been extremely well maintained by the property management company. It features a large garden area both at the front and rear of the property plus a residents parking area.

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When the current owner isn't using the apartment, it is rented out successfully for short-term holiday lets with a local agency. This could be continued – please contact us for more details.

LOCAL TAXES

Taxe habitation: EUR

NOTES

The village of Samoëns provides access to France's fourth largest ski area, the Grand Massif (which includes Flaine, Morillon and Les Carroz) and its 265km of snow-sure pistes. As Geneva airport is just one hour away by car, the apartment has excellent rental potential as well as making a lovely second home.

Samoëns is a beautiful traditional village, steeped in history. It's just as popular from late spring to early autumn with activities for all ages, including very accessible world-class hiking opportunities, outdoor swimming pools and lakes, rafting, paragliding, mountain biking, road cycling, canyoning and so much more.

Co-owned building of 80 units
Provisional annual charges: 1900€

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