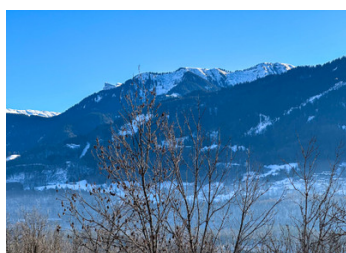
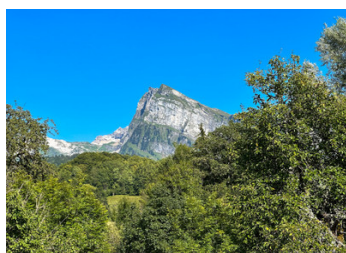
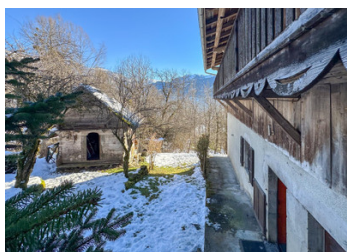


South-facing renovated Savoyard farmhouse with studio apartment + mazot and barn to renovate. Quiet location.

EXCLUSIVE



## INFORMATION

Town:	Samoëns
Department:	Haute-Savoie
Bed:	4
Bath:	2
Floor:	153 m2
Plot Size:	1376 m2

## IN BRIEF

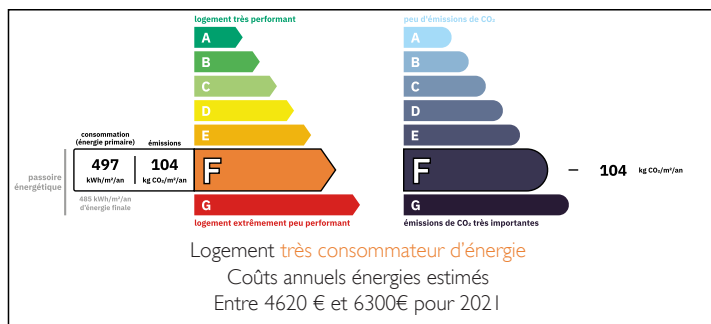
\*NB Offer recently accepted but contact us for details\*

Located in Secouen near the hamlet of Mathonex, this beautiful farmhouse is just a 5 min drive from the centre of Samoëns. However, upon arrival, you'll be forgiven for thinking you have stepped back in time.

The ground floor of 115 sq m has been renovated with modern comforts but retains its old world charm. On this level you will find a large country-style kitchen, 2 large double bedrooms, a spacious living room, bathroom with a bath and separate shower (and WC), plus a 3rd twin bedroom/office and a technical room.

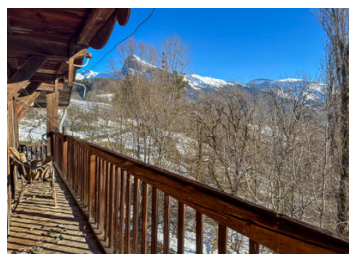
On the garden level, which is accessed from the kitchen on the ground floor or via a private entrance in the garden, there's a large studio apartment of 38 sq m with a stunning cavern-style bathroom. Please

## ENERGY - DPE



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

Summary:

- Ground floor (115 sq m): entrance hall, kitchen, 2 double bedrooms, living room, bathroom (with bath and shower), 3rd twin bedroom/office, technical room.
- Garden level (38 sq m): Studio apartment with bathroom.
- Upper floor: Barn to renovate (168 sq m).
- Mazot (9 sq m)

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.

The international airport in Geneva is only 1 hour away.

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