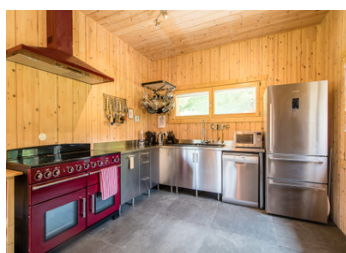
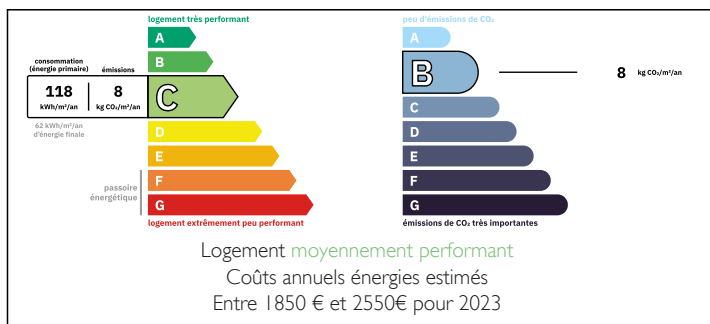


Stylish and modern Scandinavian-inspired south-facing chalet with fabulous mountain views near Samoens.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Samoëns
Department:	Haute-Savoie
Bed:	4
Bath:	3
Floor:	275 m2
Plot Size:	748 m2

IN BRIEF

Set back from a quiet country road in the charming hamlets of Les Vallons, Samoëns, the chalet is located in an area that provides a glimpse into traditional French mountain life.

The chalet offers a bright and inviting atmosphere, featuring 3 spacious double bedrooms & bunk bedroom, 3 luxurious bathrooms & 2 living room areas.

At the front, an expansive garden overlooks open fields, while the rear of the chalet backs onto the forest.

Summary

- Ground floor: entrance hallway, bathroom, utility room, open plan living room and dining area leading to kitchen, double bedroom.

- 1st floor: lounge area, 2 double bedroom one with

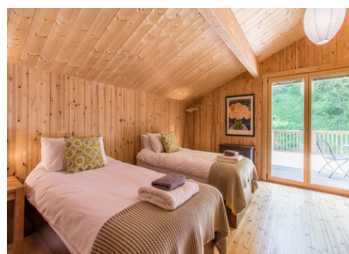
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.

*Sonos surround sound system, projector & large screen

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France www.leggett.fr Electric under floor heating (ground floor)



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This beautiful chalet, with an excellent energy rating, is located in the sunny part of Vallon and offers the best of both worlds as the village of Samoëns is just a 15 minute walk away. The free ski bus stops across the road.

THE AREA

Vallon has a timeless, rustic charm with its traditional wooden chalets, old farmsteads, and quiet mountain trails. Surrounded by cliffs and forests, it feels peaceful and untouched, offering a glimpse into a simpler way of life. Stone bridges cross clear streams, and the landscape remains largely unchanged, making it a great place to experience the natural beauty and history of the French Alps.

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...