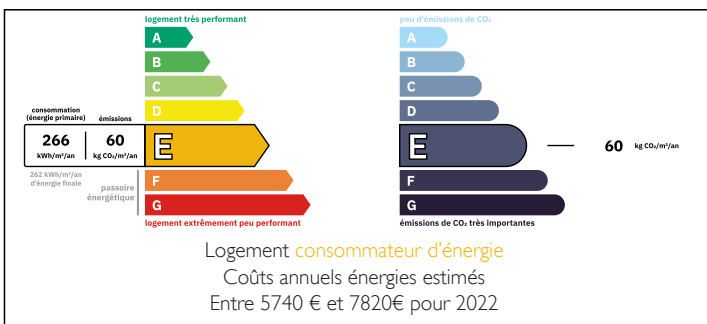


Traditional, six bedroom rustic farmhouse near the centre of Samoens and just 400 m from the ski lift.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Samoëns
Department:	Haute-Savoie
Bed:	6
Bath:	6
Floor:	250 m2
Plot Size:	499 m2

IN BRIEF

This charming and historic Savoyard farmhouse is full of character and original features. Ideally located near the centre of Samoens, it is within walking distance of the telecabine and close to the ski bus stop..

The property is in good condition and currently operates as a successful catered chalet. One of its standout features is the superb espace de vie on the second level, providing a spacious and inviting living area.

Summary

- Ground floor: entrance with glass porch, large ski room (could be a bedroom with an ensuite) with an external door, 2 double bedrooms both with ensuite shower rooms.
- 1st floor: 3 double/twin bedrooms all with ensuite showers.

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.

Oil-fired heating...



DESCRIPTION

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 is just 60 km, the farmhouse has excellent rental potential as well as making a lovely primary or secondary 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.

The current owners also operate a ski rental business which could be continued.

Contact us for more details about this impressive property.

219 m2 habitable space / 250 m2 useful space

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

LOCAL TAXES

Taxe habitation: EUR

NOTES