

South-facing, one-bedroom apartment in a traditional stone house overlooking Samoens with underfloor heating



## INFORMATION

Town:	Samoëns
Department:	Haute-Savoie
Bed:	1
Bath:	1
Floor:	25 m2
Outside Space:	5 m2



## IN BRIEF

This 25 m<sup>2</sup> apartment is located in a charming residence, just a 5 to 10-minute walk from the centre of the village of Samoëns. It features a living room with an equipped kitchenette, a bedroom, shower room with wc, and a long south-facing balcony.

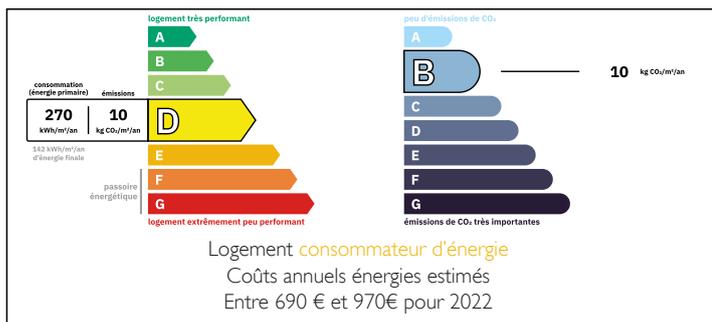
The apartment, located on the first floor, is very bright, renovated with taste and benefits from a recently replaced roof. Its optimized layout and high ceilings create a feeling of space that exceeds its actual size.

Underfloor heating

Co-pro fees of around €650 per year, water included.

5 m<sup>2</sup> balcony plus access to a shared garden, a communal parking area, and a private cellar. The apartment is sold furnished.

## 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.



## 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 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.

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Co-owned building of 2 units  
Provisional annual charges: 650€

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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