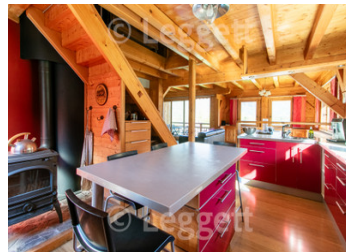


Impressive 3 bedroom chalet & 2 bed apartment. Outstanding mountain views + mazot. *OFFER ACCEPTED*



INFORMATION

Town:	Samoëns
Department:	Haute-Savoie
Bed:	5
Bath:	3
Floor:	168 m ²
Plot Size:	901 m ²



IN BRIEF

NB *OFFER RECENTLY ACCEPTED*

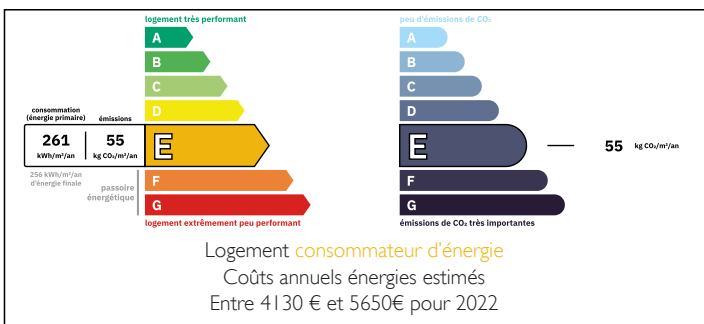
With breathtaking mountain views, convenient ski-bus access, and strong rental potential, this residence offers both an idyllic alpine lifestyle and a smart investment opportunity.



*192 m², including useful space



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

This 5 bedroom property is located in the hamlet of L'Etelley, equidistant from both the Vercland and Morillon telecabines (just 1 km).

****Contact us for floor plans****

Sunny location

The village of Samoëns provides access to France's fourth largest ski area, the Grand Massif (which includes Flaine, Morillon and Les Carroz). As Geneva airport is just c. 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.

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