

South-east facing triplex with 3 bedrooms & bunk room with covered parking – near the centre of Samoëns.



EXCLUSIVE



INFORMATION

Town:	Samoëns
Department:	Haute-Savoie
Bed:	4
Bath:	3
Floor:	90 m2
Plot Size:	12 m2

IN BRIEF

Impressive mid-terraced 3-storey chalet in small co-pro with fabulous views of the Criou mountain.

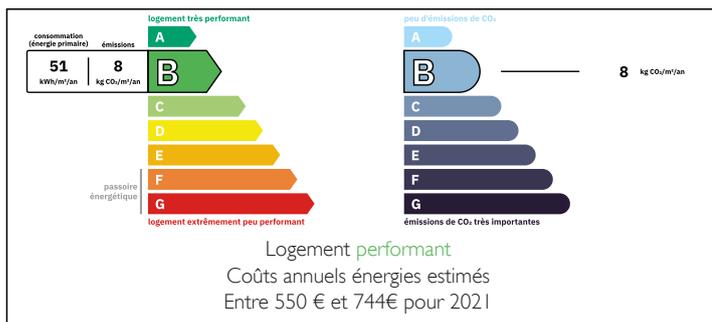
*Eligible for VAT recovery of approximately €80,000, provided the purchase is made through a VAT-registered rental business (activité locative assujettie à la TVA).

6 years remaining under the garantie décennale.*

Summary

- Ground floor
 - Entrance with wc & utility room
 - Open kitchen with dining area & living room
 - Balcony (south-east facing)
- Upper floor
 - Large principle bedroom with bathroom & wc
 - Balcony (south-east facing)
- Garden level

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.

Ski locker



DESCRIPTION

This triplex mid-terrace chalet is located above the Clévieux river which flows through the eastern side of Samoëns before joining the Giffre river. The property offers impressive mountain views and the village centre is just a few minutes walk.

In a small co-pro, it offers excellent rental potential, with the soothing sound of the river below adding to its charm, and includes access to a shared garden.

Contact us for more details about the VAT recovery potential.

In the heart of the Giffre Valley, Samoëns is a charming alpine village steeped in history, dating back to the 12th century. Its traditional architecture and preserved landmarks give it a unique character rarely found in modern ski resorts.

While best known for winter sports, Samoëns is a true year-round destination. From late spring to early autumn, the surrounding valley offers an abundance of outdoor adventures—hiking, paragliding, rafting, cycling, canyoning, and swimming in nearby lakes and pools—making it an ideal spot for families and nature lovers alike.

In winter, Samoëns provides direct access to France's fourth largest ski domain, the Grand Massif, which links together the resorts of Flaine, Les Carroz, Morillon and Sixt-Fer-à-Cheval. With 265 km of snow-sure pistes, it's a paradise for skiers and snowboarders of all levels.

Thanks to its proximity to Geneva Airport—only about an hour's drive away—it offers not only exceptional accessibility but also strong rental and investment potential, whether you're looking for a permanent home or a holiday retreat.

TRANSPORT / ACCESS

Geneva – 50 km (approx. 50 mins..)

LOCAL TAXES

Taxe habitation: EUR

NOTES