

## Charming restored alpine farmhouse with panoramic views and a private apartment, Mathonex, Samoëns



## INFORMATION

Town:	Samoëns
Department:	Haute-Savoie
Bed:	8
Bath:	6
Floor:	405 m <sup>2</sup>
Plot Size:	2424 m <sup>2</sup>



## IN BRIEF

This beautifully restored Savoyard farmhouse is set in the tranquil hamlet of Combe de Mathonex, just a couple of km from the centre of Samoëns and Morillon.



Offering 342m<sup>2</sup> of habitable space across 405m<sup>2</sup> in total, it's perfect as a family home or a flexible rental property, just 50 km from Geneva Airport.

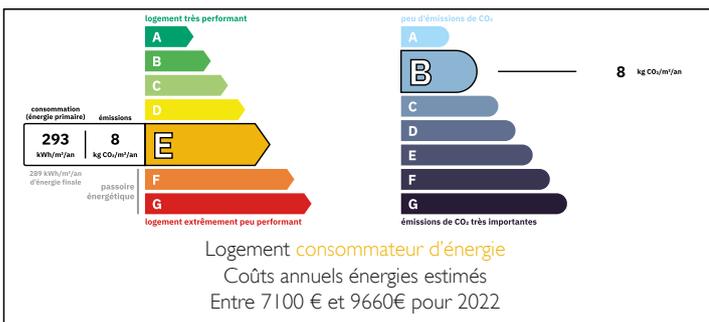
### Summary

- Ground floor: Independent 2-bed apartment with covered terrace, kitchen, living room, veranda, bathroom, and laundry. Communal ski and boiler room.



- Main floor: Open-plan kitchen, dining, and living area with wood stove, covered balcony, TV room, pantry, shower room, bunk room, and self-contained studio.

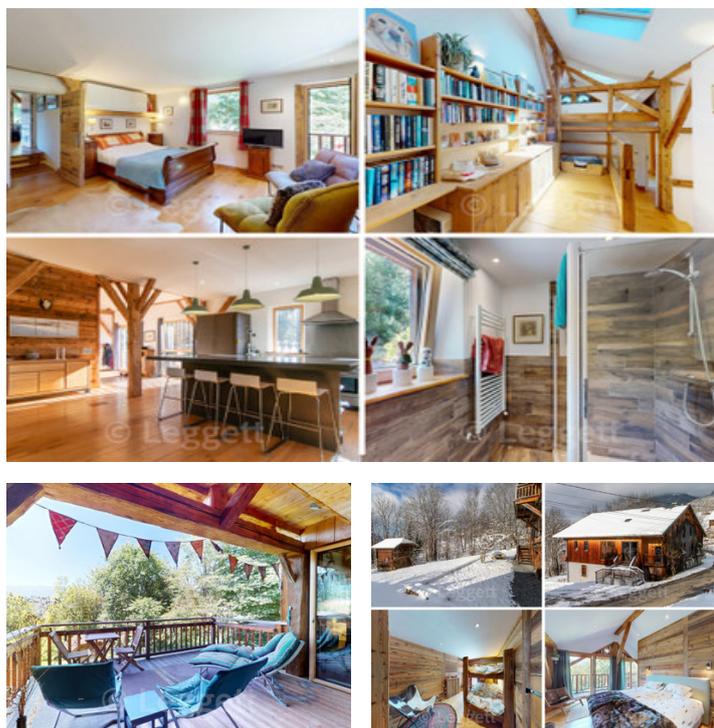
## ENERGY - DPE



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.

photographs.



## DESCRIPTION

The property includes a detached garden mazot, landscaped terraces, parking for five cars, and a lockable garage. A pellet-fuelled underfloor heating system ensures year-round efficiency, supported by radiators and backup immersion heater. With mountain views, sun-filled outdoor spaces, and thoughtful modernisation, this farmhouse offers rare flexibility for family living, holiday use, or lucrative rentals in one of the Alps' most sought-after valleys.

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 pistes. It includes the resorts of Flaine, Les Carroz, Morillon and of course Samoëns.

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 20 km by car to Les Gets and Morzine.

Contact us for more details

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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