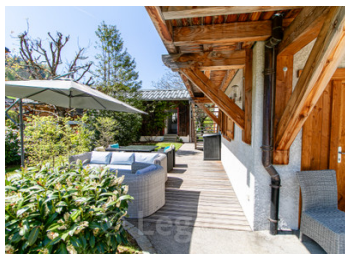
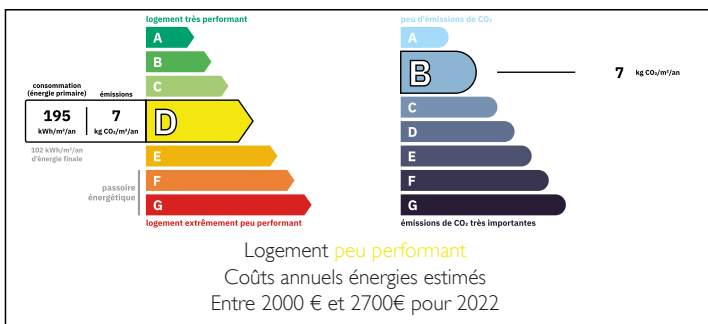


Stunning modern chalet with 3 apartments, 250m from the Vercland gondola, Samoëns. Grand Massif ski access



## ENERGY - DPE



## INFORMATION

|             |              |
|-------------|--------------|
| Town:       | Samoëns      |
| Department: | Haute-Savoie |
| Bed:        | 4            |
| Bath:       | 4            |
| Floor:      | 120 m2       |
| Plot Size:  | 600 m2       |

## IN BRIEF

A rare opportunity to own a beautifully designed alpine property set in the sought after hamlet of Vercland, just 250m from the gondola.

The chalet features generous outdoor spaces and includes an old mazot which presents the opportunity for conversion into further living space.

The chalet was built in 2018 to a high standard and is configured into 3 separate apartments offering exceptional flexibility for private use, rentals, or multi-family living. It is located opposite the gondola and restaurants at Vercland and just 3 km from the centre of the village of Samoëns.

### Summary

- 1st floor
- Two bedroom apartment
- Open-plan living / dining / kitchen with bioethanol

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.

### Living space / kitchen

Double bedroom  
Ensuite shower room/wc

- Studio with kitchen & shower room/wc



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

This high-quality chalet was built in 2018 by reputable local artisans and offers approximately 120 m<sup>2</sup> of habitable space on a 600 m<sup>2</sup> plot, with parking for 3 vehicles and breathtaking mountain views.

\*Electric underfloor heating throughout\*

The first-floor two-bedroom apartment features a bright open-plan living area with a bioethanol stove and wrap-around balconies facing north, east, and south. There is also the option to install a wood-burning stove if desired.

The living space benefits from a vaulted ceiling, large picture windows, and sliding doors opening onto a balcony with views towards the iconic Montagne du Criou. Two elegant bedrooms offer flexible double or twin configurations, each complemented by beautifully finished bathrooms.

On the ground floor, the property includes a further one-bedroom apartment alongside a self-contained studio and a charming garden mazot/workshop with additional potential for conversion to habitable space (subject to planning permission).

A shared ski room with heated boot warmers and laundry room on the ground completes this superb alpine property.

This is a distinctive home with very few comparable opportunities currently available.

\*2 years of décennale insurance remaining\*

Surface area: approx. 120 m<sup>2</sup> (Loi carrez : 111 m<sup>2</sup>)  
+ Mazot: 20 m<sup>2</sup>

Samoëns provides access to France's fourth-largest ski area, the Grand Massif (including Flaine, Les Carroz, Morillon, and Sixt-Fer-à-Cheval), offering 265 km of pistes.