

Second floor duplex apartment with one bedroom plus bunk bedroom. Great mountain views. Outdoor & indoor pool.

EXCLUSIVE



INFORMATION

Town:	Samoëns
Department:	Haute-Savoie
Bed:	2
Bath:	1
Floor:	36 m ²
Outside Space:	6 m ²

IN BRIEF

Attractive duplex apartment located on the eastern side of Samoëns in the popular Fermes des Samoëns tourist residence..

With the impressive backdrop of Samoëns' iconic mountain, Le Criou, this particular apartment is in the middle of the development, far from any passing traffic.

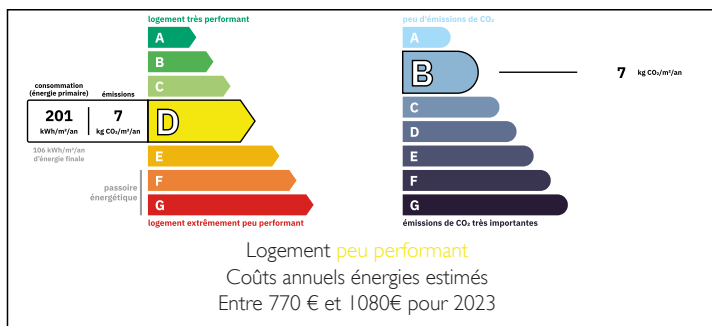
The duplex, just 500 m from the centre of Samoens, has high ceilings in the main living space making it feel more spacious. If you are looking for a lock-up and leave bolt hole in Samoens, with good rental potential, this apartment is ideal.

Ski bus stop opposite the residence

Summary

- First floor: kitchen, dining/living room, balcony, bunk bed area

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 attractive duplex apartment is situated in the beautiful village of Samoëns within the Fermes de Samoëns tourist residence, boasting stunning views of the iconic mountain, Le Criou. It offers a peaceful location away from traffic.

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. 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, and is vibrant all year round, especially in summer with an impressive range of restaurants, cafes and bars catering to all tastes as well as a variety of shops and other amenities.

In addition to the Grand Massif ski area, the Portes du Soleil is not far away, around 20 km to Les Gets and 25 km to Morzine.

The international airport in Geneva: 65 km

Taxe fonciere: 509 Euros (annual charges)

Annual service charges (copropriété): €2,400 per year, including management of the residence, swimming pool maintenance, and maintenance of the communal gardens and grounds.

Co-owned building of 1000 units
Provisional annual charges: 509€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 509 EUR

NOTES