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# Chalet Coteau Sud

**Samoëns, Samoëns & Vallée, Grand Massif**

**845 000 €uros**



## Contact

Contact about this property.

**Tel:**

**Email:**

# Key Features

<b>Price</b>	845 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	05/10/2012
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	5
<b>Bathrooms</b>	3
<b>Floor area</b>	176 m²
<b>Land area</b>	911 m²
<b>Detached</b>	No
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.9 km
<b>Nearest shops</b>	850 m
<b>Garden</b>	Yes
<b>Garage</b>	Double
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	B (71)
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Coteau Sud is in one of our favourite corners of Samoens, SE facing and set above the town, the sunny aspect and views are incomparable. Take a look at the pictures and you'll see. Walking distance from the amenities in the summer (less than 1km) you will probably want to use a car to ski from here, although you'd be driving for only a couple of minutes.

Built in 2007 this chalet consists of:

Floor 1: 2 bedrooms, 1 shower room, play room with access onto a large covered terrace.

Floor 2: 3 bedrooms, 2 bathrooms, open plan kitchen and living /dining area with access onto a large covered terrace and balcony.

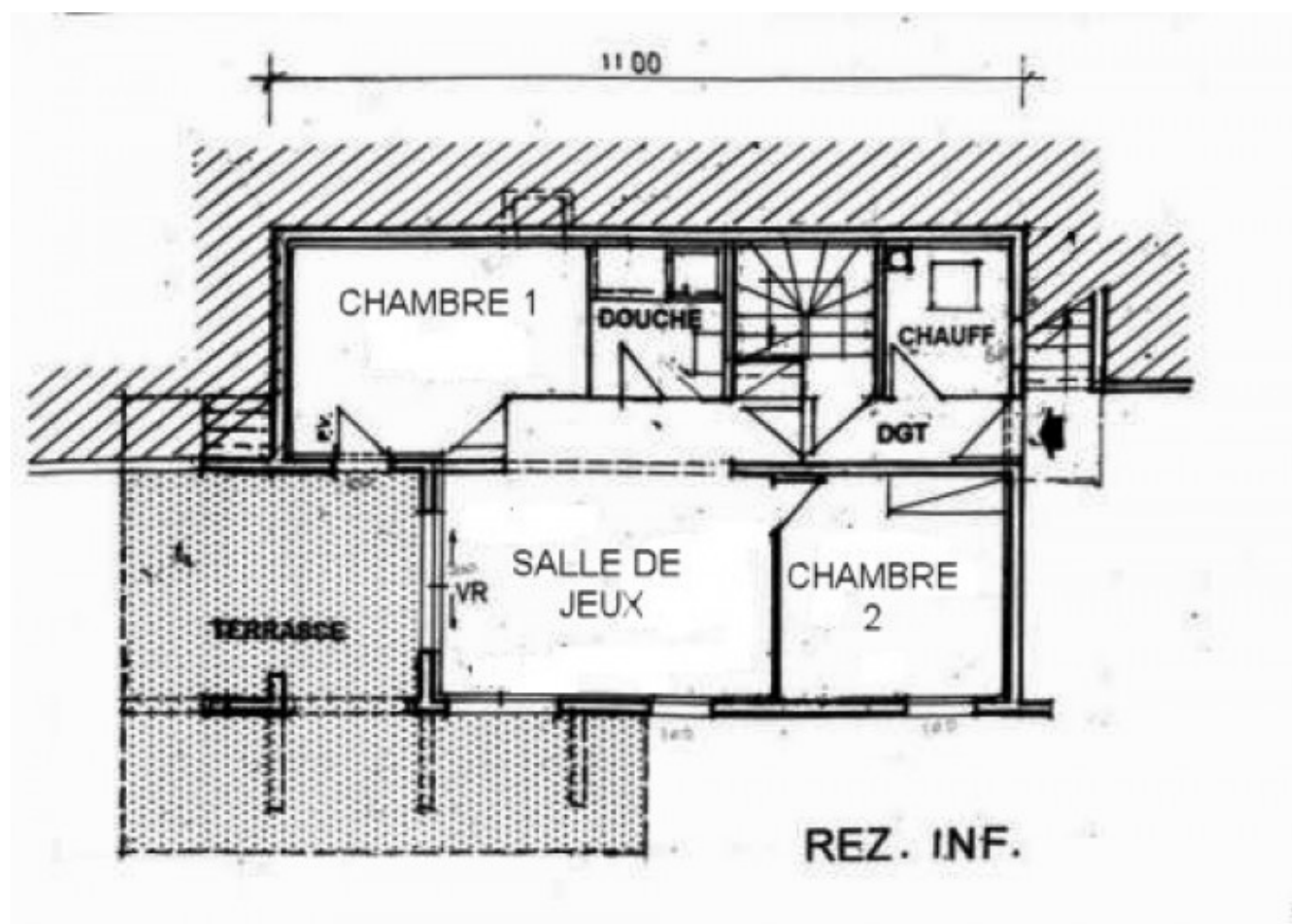
The floor areas of the chalet are as follows:

Floor 1, 66.5 m²  
Floor 2, 66.5 m²  
Floor 3, 43 m²  
Total: 176 m²

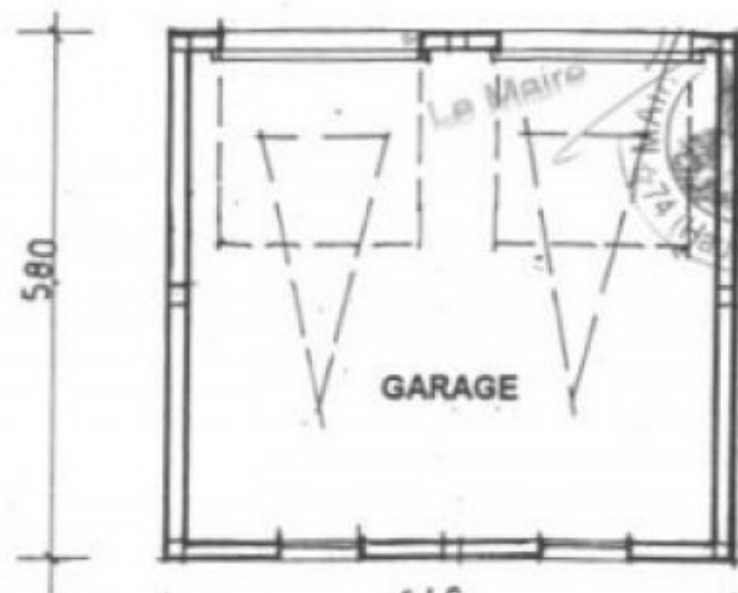
In addition to this there is 29 m² of floor area where the standing height is less than 1.8m. The terrace and balconies amount to 69 m², the garage 35 m² and the cave 35 m².

The heating is under floor and is part powered by roof mounted solar panels. This reduces the cost of heating bills considerably.

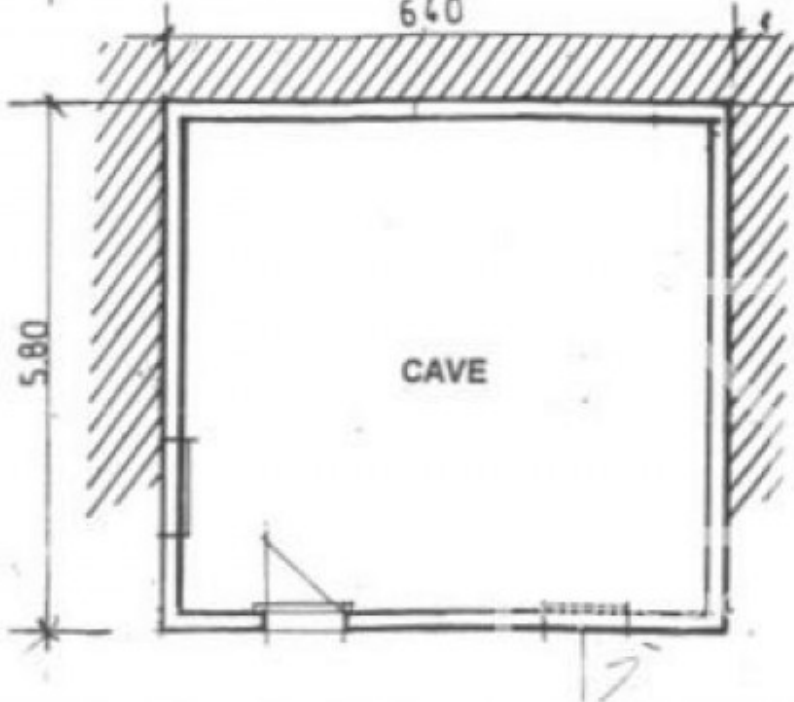
There is an independent double garage with a basement workshop. Situated on 911 m² on land the property has a garden and a connection to the mains drains.

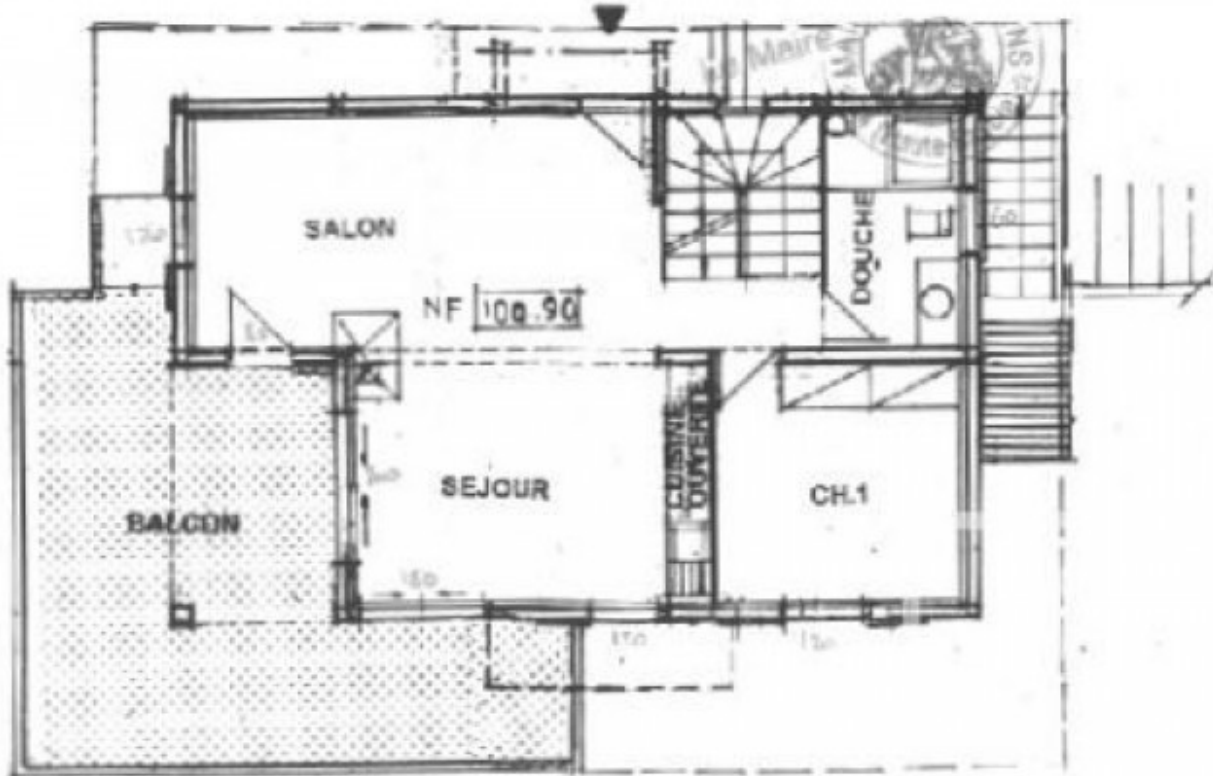


REZ SUP.



REZ INF.





REZ. SUP

COMBLES

