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Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Chalet Les Flocons

Samoëns, Samoëns & Vallée, Grand Massif

1 250 000 €uros



Contact

Contact **Lexie Starling** about this property.

Tel: +33 6 47 32 08 81

Email: lexie@alpine-property.com

Key Features

Price	1 250 000 €uros
Status	SOLD
Last updated	14/04/2020
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	5
Bathrooms	5
Floor area	218.2 m ²
Land area	2362 m ²
Detached	Yes
Heating	Underfloor heating
Chimney	Enclosed fire
Nearest skiing	3.8 km
Nearest shops	2.6 km
Garden	Yes
Garage	Double
Drainage	Mains drains
Energy efficiency rating	E (260)
CO2 emissions	C (15)
Agency fees	Paid by the seller

Property Description

This generous 5 bedroom property, set over 3 floors is located in the sought after hamlet of La Combe. This south facing property embraces open plan living with breathtaking views across the valley.

On the ground floor, one enters the chalet from the north upon which there's a utility/laundry room, guest WC and practical internal access into a double garage. Straight ahead is a delightfully sociable living space subtly zoned on different levels with a generous open plan kitchen and dining area, that opens onto a terraced balcony perfect for summer entertaining. Several sitting areas, thoughtfully centered by a contemporary fireplace, envelope mountain vistas across the valley.

On the lower ground floor is a double bedroom through which you can enter the cave, a separate shower room, a double bedroom with ensuite (WC and sink) and a practical family bedroom with ensuite bathroom. The latter two bedrooms access straight onto the garden terrace and pool.

The top floor contains two sizeable bedrooms - a master ensuite and a second bedroom with an oversized ensuite bathroom (with shower and bath). Both access south facing balconies to soak up the view.

The property is operated by a combination of electric underfloor heating and convector radiators and benefits from electric shutters which makes for an easy lock and leave chalet.

Externally, the property is on a generous plot of land (2362m²) which includes a terraced area that includes a heated swimming pool.

RDC



1 ère



Niv -1



Niv -2













