

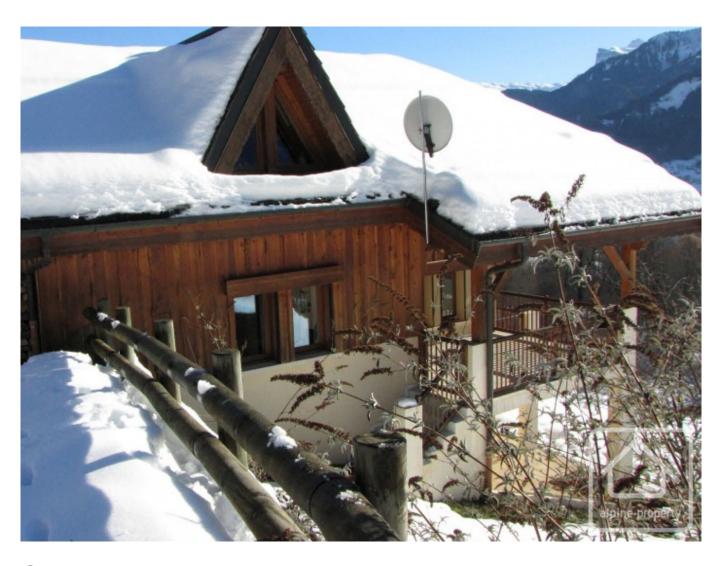
Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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# **Chalet Les Flocons**

Samoëns, Samoëns & Vallée, Grand Massif

#### 1 250 000 €uros



## **Contact**

Contact Lexie Starling about this property.

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### **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 m²
Land area 2362 m²
Detached Yes

**Heating** Underfloor heating **Chimney** Enclosed fire

Nearest skiing3.8 kmNearest shops2.6 kmGardenYesGarageDouble

**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 subtley 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.

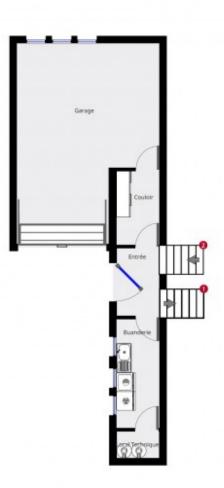
On the lower ground floor is a double bedroom through which you can enter the cave, a separate shower room, a double bedroom with ensuite (WC and sink) and a practical family bedroom with ensuite bathroom. The latter two bedrooms access straight onto the garden terrace and pool.

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.

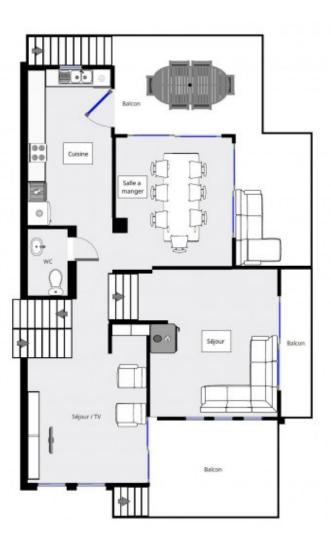
RDC



1 ère



Niv -1



Niv -2









