

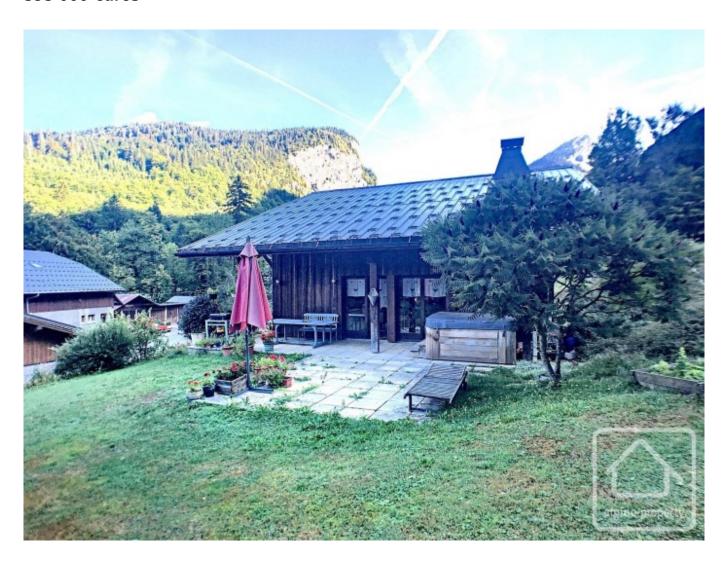
Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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## **Chalet Chevrelet**

Samoëns, Samoëns & Vallée, Grand Massif

595 000 €uros



## **Contact**

Contact Lexie Starling about this property.

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## **Key Features**

**Price** 595 000 €uros

Status SOLD

Last updated29/05/2020AreaGrand MassifLocationSamoëns & Vallée

Village Samoëns

Bedrooms3Bathrooms2Floor area226 m²Land area2678 m²DetachedYes

**Chimney** Wood burning stove

Nearest skiing1.5 kmNearest shops750 mGardenYes

**Drainage** Mains drains **Taxe foncière** 1108.00 €uros

**Energy efficiency rating** E (267) **CO2 emissions** D (41)

**Agency fees** Paid by the seller

## **Property Description**

Chalet Chevreret is a detached chalet on three floors, located within a peaceful hamlet, just 12 minutes' walk to Samoens centre – which is somewhat of rarity these days. Built in 1980 this chalet, consisting of approximately 165m2 habitable space, offers a future buyer the scope to create one's own stamp on this already habitable property.

Entering the ground floor from the north, there is an entrance hallway with built in cupboards that leads up to the main living area composed of an open place kitchen, living room with a built in fireplace and direct access onto a south facing terrace from the dining area. On this same level, is a shower room, independent WC and double bedroom with an east facing aspect.

Downstairs, there is a sizeable cave part of which houses the technical and laundry facilities. This area is a decent size (42m2) and would ultimately benefit full conversion. In addition to its technical capacities, it would transform well into a sauna/gym, home cinema and/or the increasingly popular games room.

Upstairs on the first floor is an open multi-functional room (currently housing a billiard table) with an east facing picture window. This sizeable space (94m2) offers endless possibilities for transformation -from additional bedrooms to more subtle open zoned areas to meet your family's needs. Off this space, are two substantial bedrooms, with useful storage under the eaves, and a family bathroom.

Externally Chalet Chevreret has a practical lean to carport (34m2) with adequate space to park a car and stock bikes and sports equipment. The land sits on 2678m2 and is made up of a drive way, comfortably parking up to 4 cars, grassed areas (which includes a south facing terrace) plus a substantial low maintenance woodland to the east. Like most mountain hamlets, the chalet is within reassuring proximity of its neighbours.











