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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

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Chalet Eterppaz

Samoëns, Samoëns & Vallée, Grand Massif

563 000 €uros



Contact

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Key Features

Price	563 000 Euros
Status	SOLD
Last updated	04/05/2021
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	4
Bathrooms	2
Floor area	110 m²
Land area	376 m²
Heating	Underfloor heating
Chimney	Wood burning stove
Ski access	Ski bus
Nearest skiing	2.4 km
Nearest shops	2.2 km
Garden	Yes
Garage	Single
Drainage	Mains drains
Taxe foncière	935.00 Euros
Energy efficiency rating	C (179)
CO2 emissions	B (8)
Agency fees	Paid by the seller

Property Description

Constructed in 2012 by local artisans of the area, this delightful chalet makes for an ideal second home. A practical lock up and leave property, it's a five minute walk to the ski bus stop for access to the Grand Massif Ski Domaine (accessing 265km of pistes).

Located on the valley floor, this authentic hamlet of Vallon d'en Haut is a couple of minutes' drive to Samoens village. Sought after by locals for its accessibility, there's scenic walking and easy biking along the riverside to Samoens centre or Sixt. During the winter months, the cross country ski circuit is just across the way on the picturesque plains of Vallon.

Sold fully furnished, this four bedroom chalet is set on two levels and semi-detached by a garage with the adjacent chalet. Entering the chalet from the north, you are welcomed into an entrance area equipped with a built in coat cupboard, guest WC, a walk in laundry area and an internal access into a lockable garage - handy for unloading shopping on those snowy days!

Moving back into the main living area, this convivial space is open plan with south and east facing aspects. Composed of a fitted kitchen, dining area with access onto a decking and garden beyond, there's a cosy sitting area centred around a feature fire place. Just off the living area is a guest bedroom with its own ensuite shower room (shower and sink).

Upstairs, there's a family bathroom (including stand-alone shower and 'baléno bath'), independent WC, two bedrooms with an east facing orientation that access onto a shared balcony plus a third south facing bedroom with a cute mezzanine for extra sleeping and a practical jack n Jill shower room.

The ground floor operates on electric underfloor heating whilst upstairs is fitted with electric wall convectors.

Outside, there's a modest, fenced garden perfect for enjoying some outdoor space with minimal maintenance to consider. In front of the garage, there is parking for several cars.

▼ Ground Floor



▼ 1st Floor

























