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# Chalet Bois aux Dames

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

**595 000 Euros**



## Contact

Contact **Shane Cunningham** about this property.

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# Key Features

<b>Price</b>	595 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	22/12/2020
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	194.6 m <sup>2</sup>
<b>Land area</b>	1177 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	500 m
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Energy efficiency rating</b>	E (310)
<b>CO2 emissions</b>	C (12)
<b>Agency fees</b>	Paid by the seller

## Property Description

Set on 1200m<sup>2</sup> of landscaped gardens, Chalet Bois aux Dames is ideally located less than 500 metres from Samoën's main ski lift, the Grand Massif Express

Built originally in 1983, the chalet has recently undergone a large number of renovations, it's current owner wishing to reduce the chalet's impact on the environment and, in doing so, significantly reducing the running costs. The chalet has been completely re-insulated from the outside, all exterior windows and doors have been changed and a heat exchange pump has been installed as the main heat source for the underfloor heating system. The bathroom, shower room and W.C.s have also been refitted.

Sold fully furnished, this 3+ bedroom chalet is set on two levels. Entering the chalet on the ground floor we find a well equipped kitchen and a spacious living and dining area. Large glass doors lead out to a beautiful south facing terrace. The dining area has a cosy wood burning stove for winter evenings around the fire. A double bedroom, a shower room and an independent WC can also be found on this floor.

Upstairs there is a mezzanine area and two sizeable bedrooms, with ample room under the eaves to create some useful storage space. Both bedrooms open out onto a sunny balcony. A recently refitted bathroom and WC complete this level.

The chalet has a generous garage which also serves as a laundry room and ski locker. In the basement there is a cellar and storage area. Outside, the well maintained gardens offer beautiful vistas of the surrounding mountain peaks. Along with the covered parking in the garage there is space for a further 3 - 4 cars on the driveway.

























