

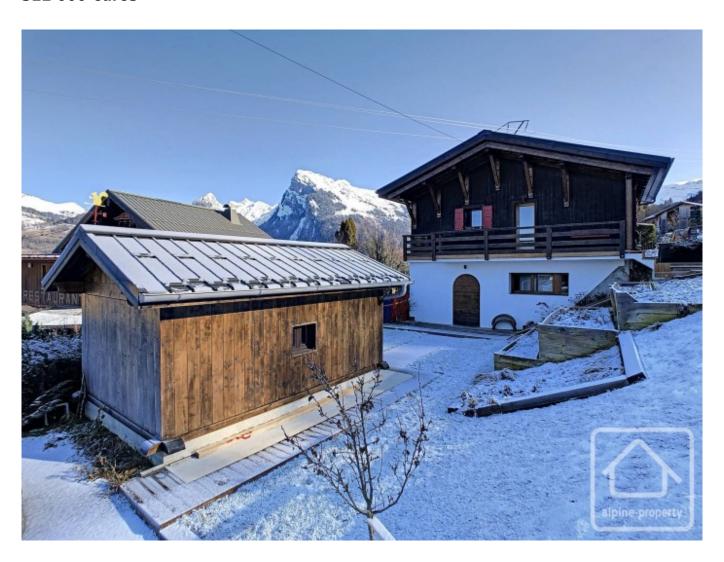
Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

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## **Petit Chalet Vercland**

Samoëns, Samoëns & Vallée, Grand Massif

322 000 €uros



## **Contact**

Contact Lexie Starling about this property.

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## **Key Features**

**Price** 322 000 €uros

Status SOLD

Last updated29/05/2020AreaGrand MassifLocationSamoëns & Vallée

Village Samoëns

Bedrooms2Bathrooms1Floor area65 m²Land area330 m²

**Heating** Electric radiators

**Nearest skiing** 120 m **Nearest shops** 2 km

GarageCovered parkingDrainageMains drainsTaxe foncière366.00 €uros

**Energy efficiency rating** TBC **CO2 emissions** TBC

**Agency fees** Paid by the seller

## **Property Description**

Petit Chalet Vercland is a step up from an apartment, without the associated constraints of a copropriety. This charming bolt hole is less than 100m from the piste and the current bubble lift (soon to be replaced) in Samoens' hamlet of Vercland. as well as the popular restaurant across the way.

Fully renovated between 2014 – 2017 by its current owner, the chalet measures approximately 65m2 and is set over two levels plus a mezzanine. The chalet benefits from two entrances, a practical one on the ground level and a secondary more formal access into the living area on the first floor.

Entering the property from the ground level, you are welcomed into a hallway off which are two bedrooms (both just under 9m2), a bathroom also equipped with a compact laundry area and an independent WC.

A staircase fitted with bespoke book shelving brings you to the main living and kitchen area with external access onto a charming west and south facing wrap around terrace. The open plan kitchen also has a closed off pantry housing a fridge and additional storage. Above the open plan living area features a mezzanine bedroom.

Heating operates on electric convector radiators. Hot water is also heated electrically.

Externally, the chalet sits on 330m2 of land with minimal maintenance, composed of parking currently for one car, a fully insulated shed for storing bikes, sports equipment etc. and a small vegetable garden.







