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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 Tilleul

Samoëns, Samoëns & Vallée, Grand Massif

830 000 Euros



Contact

Contact **Lexie Starling** about this property.

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Key Features

Price	830 000 Euros
Status	SOLD
Last updated	05/10/2021
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	4
Bathrooms	2
Floor area	215 m²
Land area	757 m²
Detached	Yes
Heating	Oil fired central heating
Chimney	Wood burning stove
Ski access	Ski bus
Nearest skiing	750 m
Nearest shops	200 m
Garden	Yes
Drainage	Mains drains
Taxe foncière	1055.00 Euros
Energy efficiency rating	D (171)
CO2 emissions	D (38)
Agency fees	Paid by the seller

Property Description

This contemporary chalet is ideally situated at the end of a peaceful cul-de-sac on the edge of Samoëns village. It's convenient location allows for all the local amenities, including the Grand Massif Ski lift to be accessed on foot. Sitting on 757m2 of buildable land, the property offers beautiful south facing vistas from its well-maintained lawns and outdoor decking.

Built in 2006, the chalet has a total surface area of 200m2 over three floors of which 140m2 is deemed habitable.

Entering the property on the ground floor there is a spacious entrance area with adjacent storage, laundry area and shower room with WC. The open plan kitchen, living and dining room offers a convivial space to socialize and relax with a cosy log burner complimenting the underfloor heating underfoot. A useful home office is also located on this floor. From the dining area, there's access onto a delightful terrace for outdoor dining equipped with awning to shield against hot summer days.

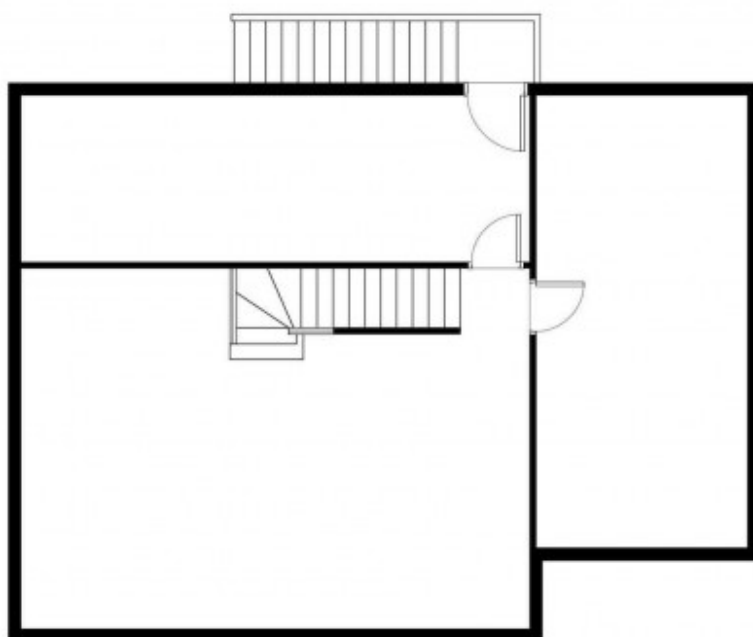
On the first floor are 4 fair sized bedrooms. The master bedroom gives access to a large south facing balcony whilst the second bedroom has had a space saving mezzanine installed. There is also a large bathroom with WC and a walk-in wardrobe on this level.

The chalet's basement has an abundance of usable space and can be accessed independently from outside via a ramp, ideal access for storing bicycles. There is a technical room and workshop, a cellar, a storage room and a large multipurpose room. This multipurpose space has insulated walls and ceiling and is a great place for kids of all ages to hang out!

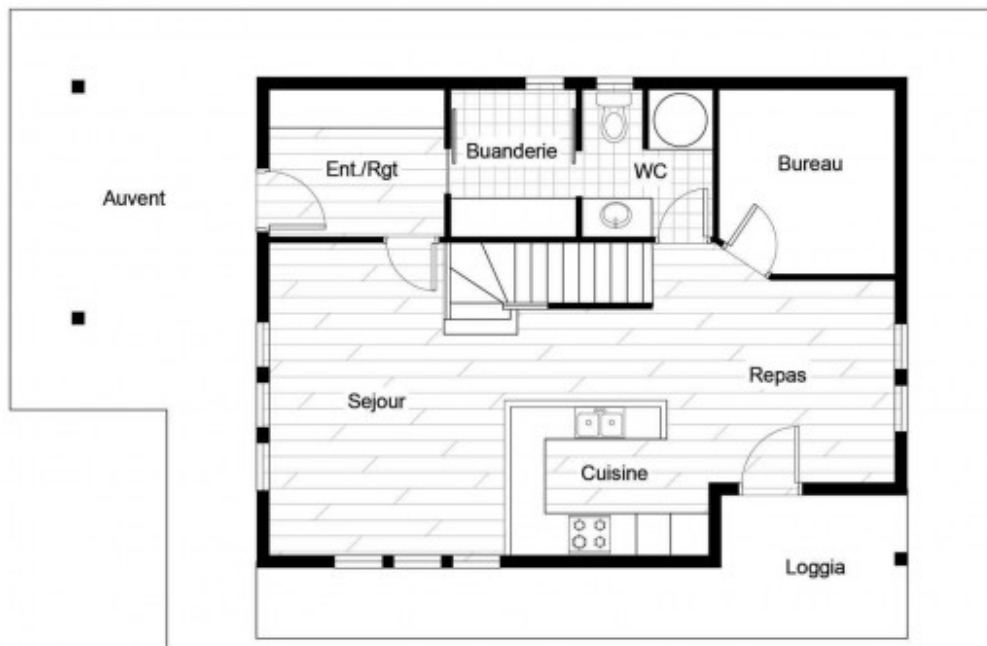
The property is heated using a heating oil burner and is connected to the mains drains.

Outside the garden has been well maintained and the large south facing terrace creates a beautiful outdoor livable space. There is ample parking for 3 cars.

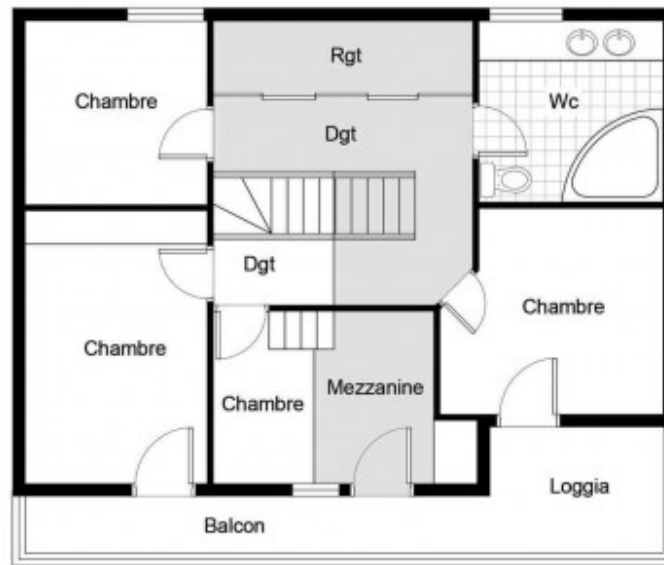
Due to the sizeable plot of buildable land being sold with the property and the new building rules and regulations now in play, a future owner has the possibility to build a second property on the site. For example, this could be a smaller guest chalet or a decent garage with an independent apartment on the first floor. We are happy to discuss such options with you and put you in touch with local architects and builders if this is something you would like to explore further.



Sous Sol



Rez De Chaussee



Combles























