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Chalet Ancolie

Samoëns, Samoëns & Vallée, Grand Massif

1 100 000 €uros



Contact

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Key Features

Price	1 100 000 €uros
Status	SOLD
Last updated	02/08/2021
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	7
Bathrooms	4
Floor area	270 m²
Land area	4732 m²
Detached	Yes
Heating	Underfloor heating
Chimney	Wood burning stove
Nearest skiing	1.5 km
Nearest shops	1.4 km
Garden	Yes
Garage	Double
Drainage	Septic tank
Taxe foncière	1851.00 €uros
Energy efficiency rating	D (221)
CO2 emissions	B (9)
Agency fees	Paid by the seller

Property Description

Built in 2007, Chalet Ancolie is nestled in a tranquil spot of L'Etelley, a picturesque hamlet in the commune of Samoens. Virtually equidistant to several ski lifts, it is approximately a 15 minute walk to Morillon village and a four minute drive to Samoens's brand new ski lift in Vercland (accessing the Grand Massif Ski domaine). Conveniently located, with great trails on the doorstep, Chalet Ancolie enjoys an authentic alpine setting within approximately 4700m2 of agricultural land, in a non-constructible zone. An hour from Geneva and Annecy, it makes for an accessible commune.

This spacious chalet, set over three floors, balances clean lines with an inviting cosiness against a backdrop of the landmark Criou Mountain. Its layout offers enticing flexibility with a self-contained 2 bedroom apartment on the ground floor that seamlessly integrates with the main five bedroom chalet to enable a seven bedroom residence. This welcomed versatility is a great solution if seeking rental income, an independent unit for family/friends or a quiet space to work from home.

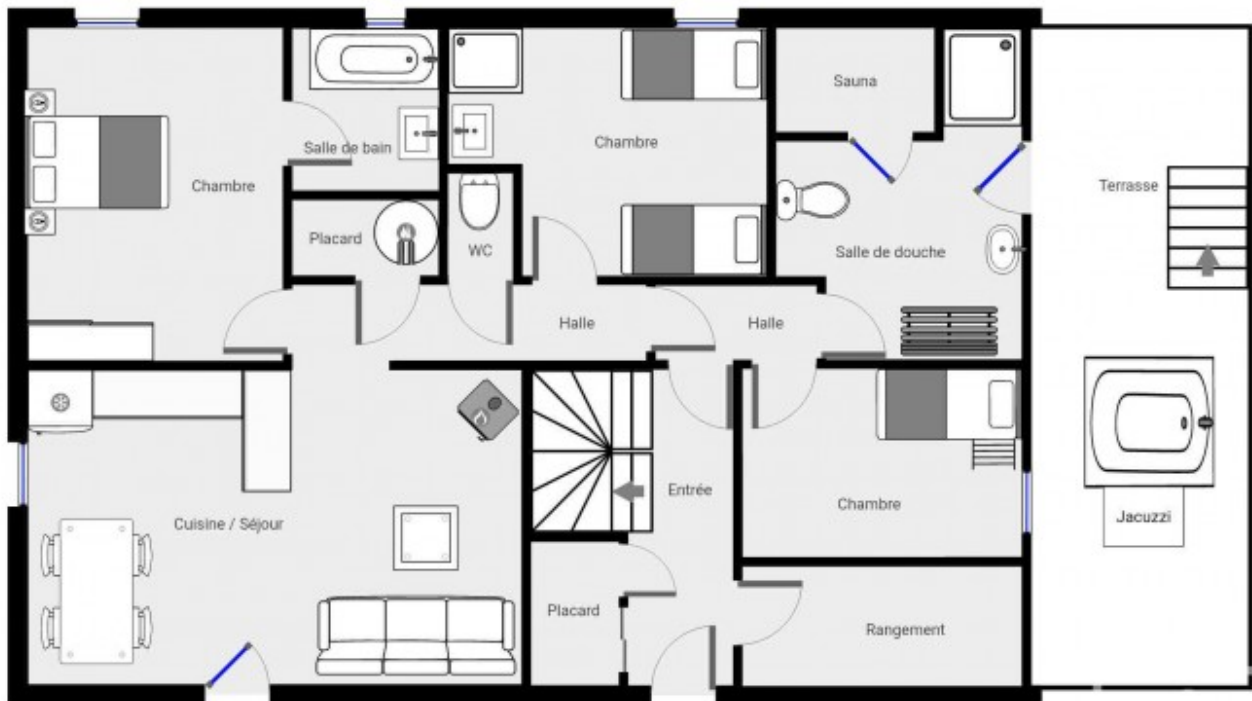
Accessing the chalet through the principal entrance from the south on the ground floor, you are welcomed into an entrance area with sliding storage, a ski/sport equipment room immediately on the right and stairs to the main living area. Straight head through a door, is a bunk room on the right followed by a bathroom (shower, WC and sink unit) with sauna to serve an external jacuzzi on an east facing terrace. Back in the corridor, to the left, is a door to section off the independent apartment composed of a twin bedroom with sink and shower, independent WC, double bedroom with ensuite (bath and shower) and integrated cupboard, laundry room, an open plan fitted kitchen, dining and living room with a wood burning stove and direct external access to the south.

Now moving to the first floor of the main chalet, you are received into a fabulously sociable and light filled space. This open plan living area has been intelligently zoned, featuring voluminous double height in the dining area, a double faced closed fireplace that creates a natural divide for a more intimate sitting room framed with several picture windows. Leading from the dining area, is an open plan kitchen with integrated appliances and access onto an extended east facing, covered terrace for outdoor dining in wonderful scenery adjoining a south facing balcony.

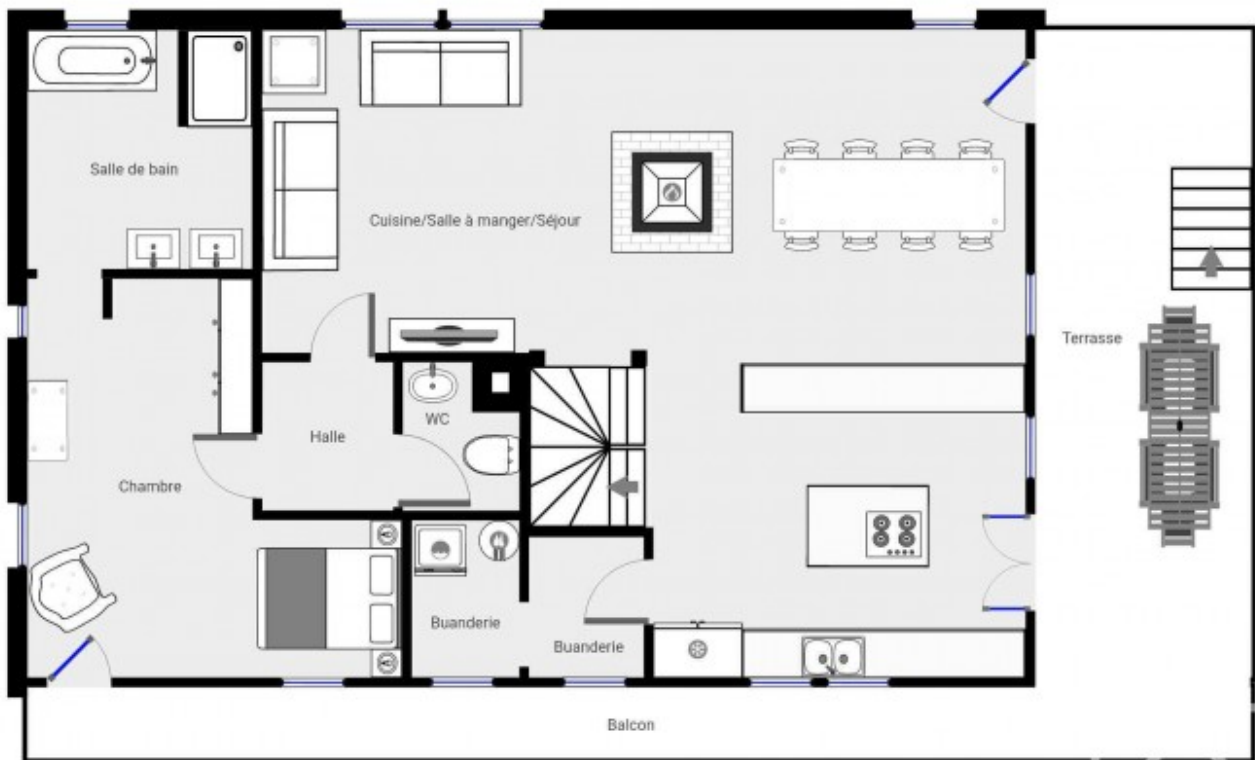
To the west of the kitchen is a laundry / technical area. Off the living area, is a spacious principal bedroom with its own ensuite bathroom (bath, double sink/shower) and an independent WC.

On the top floor is a charming mezzanine snug area, a perfect kids' hang out or secondary space to relax, a double bedroom with its own shower and basin, a twin room with concealed storage under the eaves and a double room with its own shower room (shower and basin) plus one independent WC.

Chalet Ancolie operates on an electric hydraulic underfloor heating system with radiators on the top floor and is connected to a septic tank. Externally, there is ample parking and an enormous garage, with space to easily house 4-5 cars, a workshop and a wood stock with independent access.



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