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# Chalet Machamp

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

**885 500 €uros**



## Contact

Contact **Shane Cunningham** about this property.

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# Key Features

<b>Price</b>	885 500 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	26/10/2022
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	154 m <sup>2</sup>
<b>Land area</b>	609 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Heat pump
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	3.5 km
<b>Nearest shops</b>	2 km
<b>Garden</b>	Yes
<b>Garage</b>	Covered parking
<b>Energy efficiency rating</b>	A (63)
<b>CO2 emissions</b>	A (1)
<b>Agency fees</b>	Paid by the seller

## Property Description

This charming 4/5 bedroom chalet is located in a sought after hamlet on the south facing hillside of Samoens, boasting all important sunshine and views. Equidistant between Samoens (25 minute walk) and Morillon (around 6 minutes' drive), it's easily accessible to the Grand Massif Ski Domaine plus fun packed activities at the local lake in Morillon to entice all ages. It is just over an hour from Geneva international airport and 25 minutes from the local train station in Cluses.

Constructed by local artisans in 2015, Chalet Machamp is set over 3 floors with approximately 154m<sup>2</sup> of floor space of which 137m<sup>2</sup> is habitable space.

Entering the property on the first floor, you are welcomed into an entrance area, guest WC, open plan living space neatly zoned with a dining area containing a cozy wood burner, a fully fitted kitchen and walk in larder. This open plan space is light and luminous, enjoying double height over the dining area and scenic mountain vistas from the south facing balcony and covered terrace (with jacuzzi) to the east.

Upstairs, there is a closed mezzanine area, currently set up as an office which would also work well as a secondary TV/gaming area for kids offering flexible sleeping or fifth bedroom. There is a shower room with WC plus a double bedroom with large walk-in wardrobe and access onto a south facing balcony for soaking up the views.

Downstairs, on the garden level, are two further bedrooms with built in storage, both with external access and one with a dressing area, a shower room with WC, a coin montagne (bunkroom), laundry area, a cave (storage cellar) and independent utility room with external access and services ideal for a home office or studio.

The property has a hydraulic underfloor heating system operated by a heat source pump.

Externally, there is a garage, carport and parking for 2 cars.

































