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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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La Cabine

Samoëns, Samoëns & Vallée, Grand Massif

365 000 €uros



Contact

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Key Features

Price	365 000 Euros
Status	SOLD
Last updated	23/12/2022
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	2
Bathrooms	1
Floor area	35.6 m ²
Land area	455 m ²
Detached	No
Heating	Electric radiators
Chimney	Wood burning stove
Ski access	Ski bus
Nearest skiing	800 m
Nearest shops	350 m
Drainage	Mains drains
Energy efficiency rating	G (573)
CO2 emissions	C (17)
Agency fees	Paid by the seller

Property Description

La Cabine is a recently renovated detached Savoyard 1-2 bedroom 'mazot' chalet, located in a quiet spot 4 minutes' walk from the heart of the medieval village of Samoens and 50m from the ski bus stop.

La Cabine sits on a buildable plot of 455m² located in a Ub zone (medium density urbanization zone) with a footprint co-efficient of 0,40. Planning permission was previously granted in 2014 (now expired) to build a 4 bedroom chalet on the site. Building plots of this nature are few and far between particularly so close to the village centre with a backdrop of the Criou mountain and south facing exposure.

La Cabine has a total floor area of 35,63m² of which 25,50m² is deemed habitable. It comfortably sleeps up to four guests and is run as a holiday let by its current owners. Entering the property from the living room via a covered porch and terrace, you are welcomed into a delightful 'heidi' house packed with charm. The living room measuring 10,24m² features a log burner with dining area. There is a separate cabin style kitchen enjoying good sunshine thanks to its east and south facing windows. It is fitted out with a dishwasher, full size oven and ceramic hob and fridge. Also on the ground floor, is a shower room with WC and sink.

Outside, there is a heated utility room housing a washer dryer and valuable ski/sports storage.

La Cabine is connected to mains drains and is heated by electric convactor radiators.

La Cabine will ideally suit someone seeking to extend or build a chalet from scratch in the heart of the village. What's more it enables a future owner to make use of the mazot straight away whilst they plan their project.











