

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 Dahu**

Samoëns, Samoëns & Vallée, Grand Massif

730 000 €uros



## **Contact**

Contact Lexie Starling about this property.

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## **Key Features**

**Price** 730 000 €uros

Status SOLD

Last updated19/02/2024AreaGrand MassifLocationSamoëns & Vallée

Village Samoëns

Bedrooms4Bathrooms2Floor area140 m²Land area911 m²DetachedYesHeatingGas

**Chimney** Enclosed fire

Nearest skiing 100 m
Nearest shops 1 km
Garden Yes
Garage Single

DrainageMains drainsTaxe foncière683.00 €urosEnergy efficiency ratingD (145)

CO2 emissions D (35)

**Agency fees** Paid by the seller

## **Property Description**

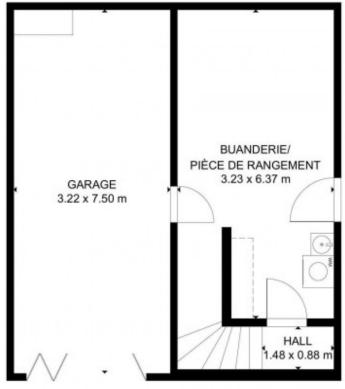
This 4 bedroom chalet is situated in an enviable location approximately 150 metres from the recently replaced gondola of Vercland, the TC10. Vercland, famed for its imposing views across the valley, is a popular area amongst locals and second home owners packed with great walking and biking trails. There is easy access to the Grand Massif Ski Domaine, thanks to the sleek new 10 seater gondola that can now transport you to Samoens 1600 in just seven minutes. Opposite the gondola, you'll also find a welcoming restaurant with fireside food and après ski plus a sociable terrace during the summer months.

Constructed in the 1990s, Chalet Dahu is set over 3 floors with a habitable space of approximately 126m2. The property sits on approximately 911m2 of land located in a buildable zone UC providing the opportunity to extend to the south of the property. Whilst functional, Chalet Dahu would benefit from updates to maximize its full potential. On the ground floor; there is a decent sized garage with internal access into a laundry/utility room housing the gas boiler and hot water tank (replaced in 2019) a vide sanitaire /cavity for services plus internal access upstairs.

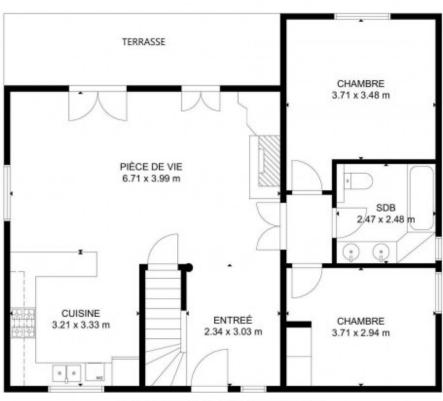
The main entrance, located on the first floor, is accessed by external stairs. This level is composed of an entrance hallway, an open plan kitchen/living area with a closed fireplace (not functioning), double height over the dining area and direct access onto a south facing terrace and garden beyond with stunning views. There are two bedrooms on this level plus a family bathroom with WC.

Upstairs is a spacious mezzanine, with scope for potentially adding a further bedroom if desired, a south facing balcony, two additional bedrooms plus a bathroom with WC.

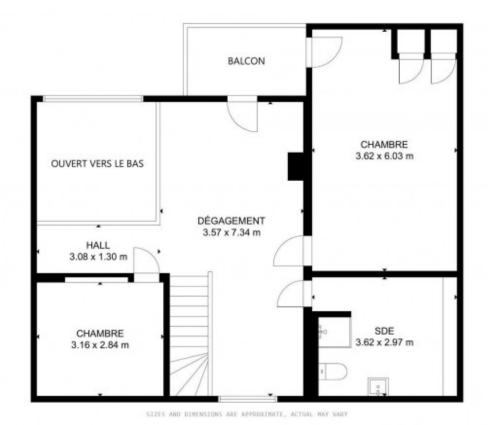
The property operates on gas fired hot water and underfloor (hydraulic) heating system with radiators on the top floor. It is connected to mains drains.



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1<sup>EX</sup> ÉTAGE



