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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 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 Euros
Status	SOLD
Last updated	19/02/2024
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	4
Bathrooms	2
Floor area	140 m²
Land area	911 m²
Detached	Yes
Heating	Gas
Chimney	Enclosed fire
Nearest skiing	100 m
Nearest shops	1 km
Garden	Yes
Garage	Single
Drainage	Mains drains
Taxe foncière	683.00 Euros
Energy efficiency rating	D (145)
CO2 emissions	D (35)
Agency fees	Paid by the seller

Property Description

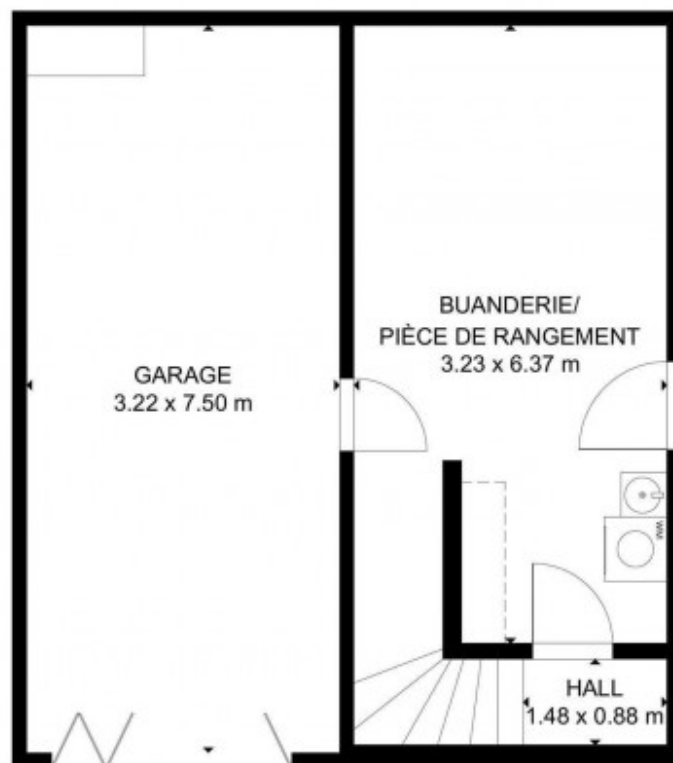
This 4 bedroom chalet is situated in an enviable location approximately 150 metres from the recently replaced gondola of Vercland, the TC10. Vercland, famed for its imposing views across the valley, is a popular area amongst locals and second home owners packed with great walking and biking trails. There is easy access to the Grand Massif Ski Domaine, thanks to the sleek new 10 seater gondola that can now transport you to Samoëns 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.

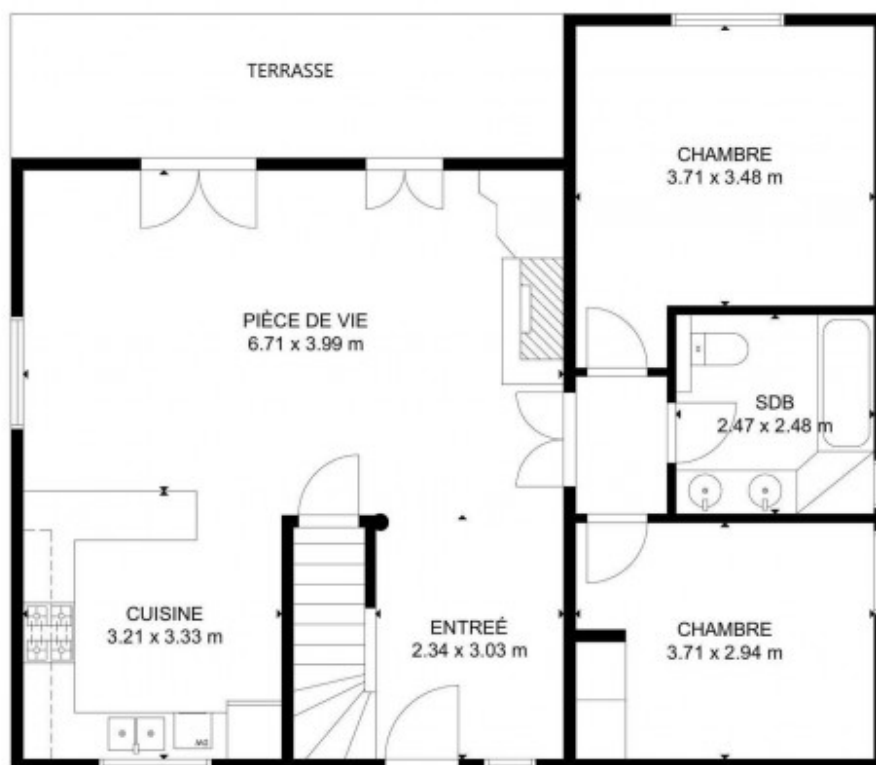
The property operates on gas fired hot water and underfloor (hydraulic) heating system with radiators on the top floor. It is connected to mains drains.



SOUS-SOL

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

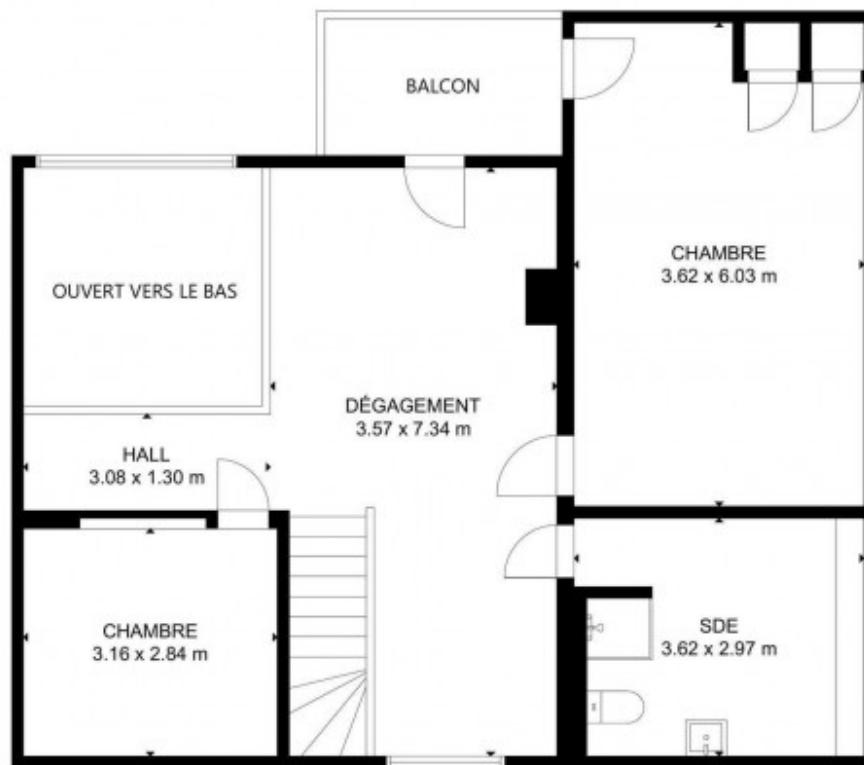
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REZ-DE-CHAUSSEE

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