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# Chalet Moulin

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

**575 000 €uros**



## Contact

Contact **Lexie Starling** about this property.

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# Key Features

<b>Price</b>	575 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	21/06/2024
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	3
<b>Bathrooms</b>	3
<b>Floor area</b>	113 m²
<b>Land area</b>	190 m²
<b>Detached</b>	No
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.6 km
<b>Nearest shops</b>	600 m
<b>Garden</b>	Yes
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	E (325)
<b>CO2 emissions</b>	B (10)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Moulin is a characterful south facing property, pre-dating 1948, located in the sought after 'Les Moulins' area of Samoëns. It is an 8 minute walk to the village centre and approximately 5 minute on foot to the nearest ski bus stop.

This semi-detached home was renovated some twenty years ago after a fire by its previous owners and is fully separated from its neighbours. The property is set over 3 levels of which the two upper floors are considered habitable (113m²) whilst the cave, accessed by a separate entrance on street level, is considered non habitable. The cave, recently renovated, complete with a summer kitchen and shower room with WC offers an independent space for entertaining such as a games room or home office.

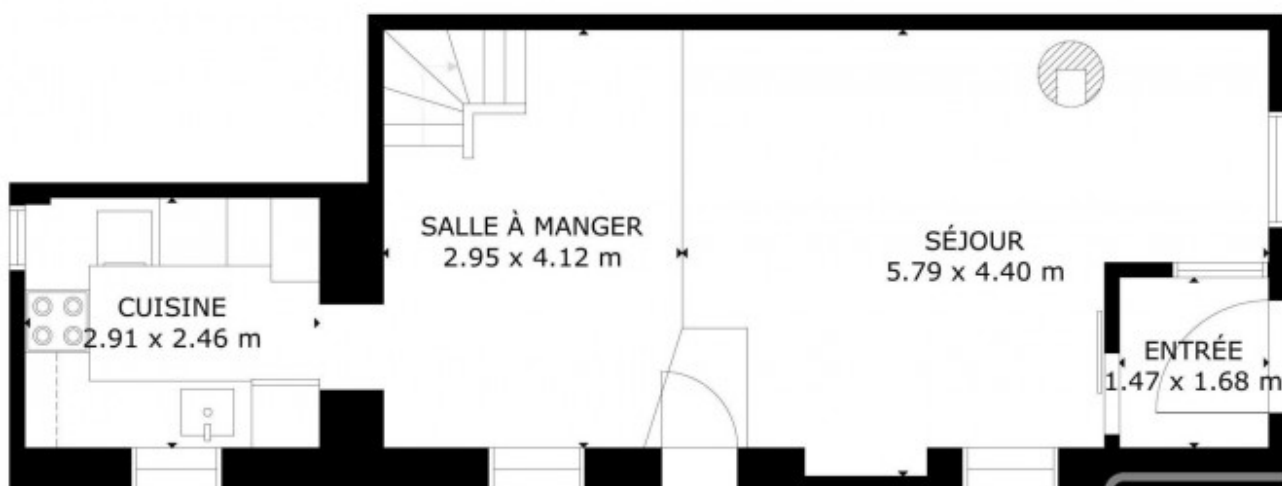
The main house, accessed by exterior stairs to the first floor is made up of an entrance, an open plan living room equipped with wood burner, a recently replaced kitchen to the north and access onto an east facing terrace with a jacuzzi (purchased in 2019) and a modest garden with views of the Criou Mountain.

On the top floor are three bedrooms, a master bedroom with ensuite shower room and WC, a bunk bedroom sleeping 5 people and a further double bedroom. A spacious bathroom with WC completes this level.

Externally, there is off street parking for 2 cars.

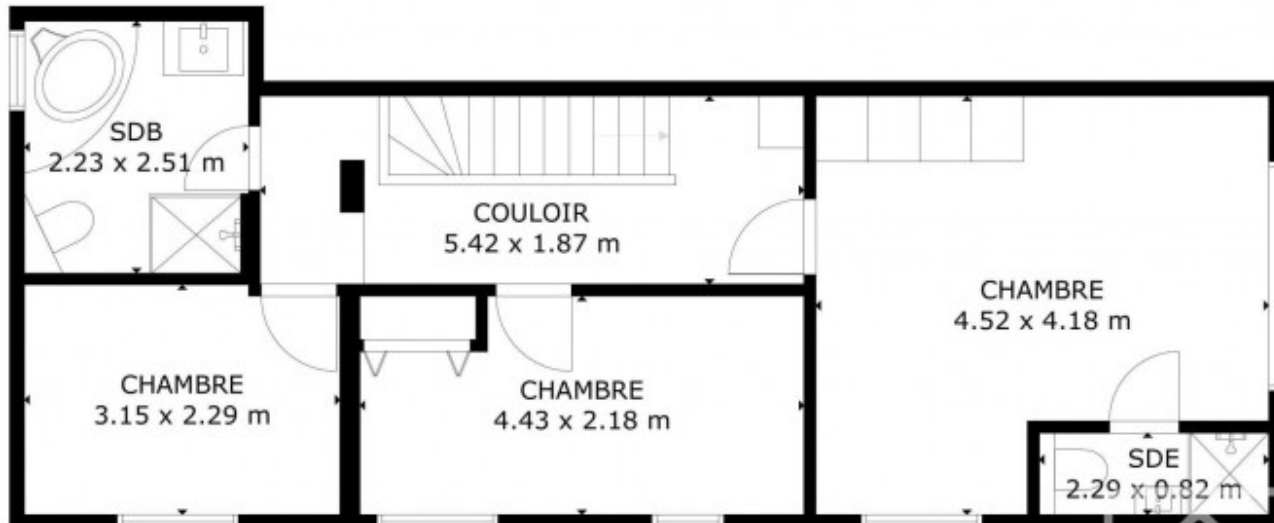
Chalet Moulin has been used as a second home and a successful rental property since 2015.

The property is heated by electric convectors and is connected to mains drains.



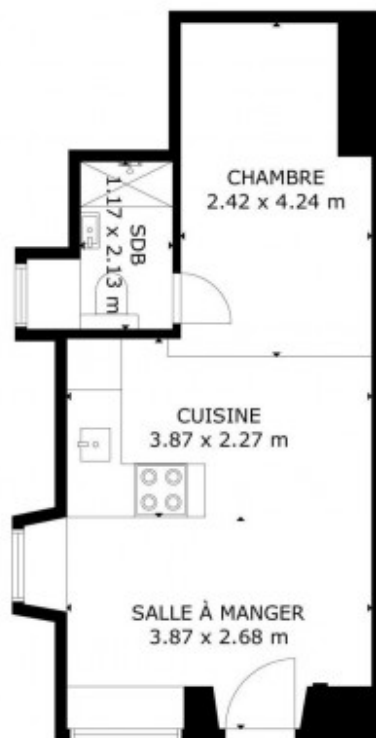
REZ-DE-CHAUSSEE

SURFACE INTERIEURE BRUTE  
TOTAL: 98 m<sup>2</sup>  
REZ-DE-CHAUSSEE: 45 m<sup>2</sup>, 1ER ETAGE: 54 m<sup>2</sup>  
LES DIMENSIONS SONT APPROXIMATIVES ET PEUVENT VARIER



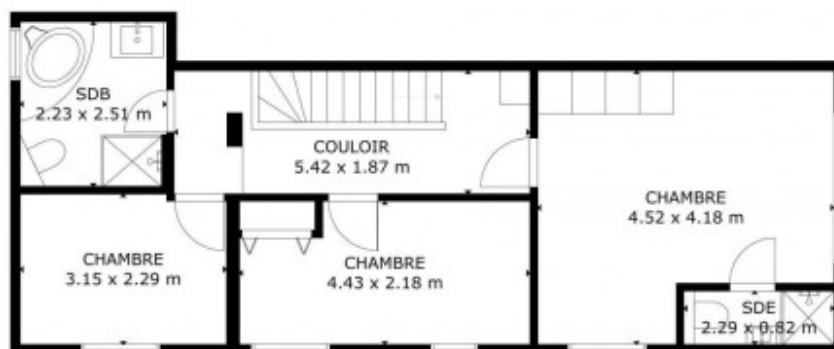
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LES DIMENSIONS SONT APPROXIMATIVES ET PEUVENT VARIER



REZ-DE-CHAUSSÉE

SUPERFICIE  
TOTAL: 13 m<sup>2</sup>  
REZ-DE-CHAUSSÉE: 13 m<sup>2</sup>  
LES DIMENSIONS SONT APPROXIMATIVES ET PEUVENT VARIER



1ER ÉTAGE



REZ-DE-CHAUSSÉE

SURFACE INTERIEURE BRUTE  
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