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# Maison de Mélan

**La Rivière Enverse, Samoëns & Vallée, Grand Massif**

**870 000 €uros**



## Contact

Contact **Shane Cunningham** about this property.

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# Key Features

<b>Price</b>	870 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	02/12/2024
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	La Rivière Enverse
<b>Bedrooms</b>	6
<b>Bathrooms</b>	5
<b>Floor area</b>	246.1 m <sup>2</sup>
<b>Land area</b>	6620 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Heat pump
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	7 km
<b>Nearest shops</b>	700 m
<b>Garden</b>	Yes
<b>Garage</b>	None
<b>Drainage</b>	Septic tank
<b>Taxe foncière</b>	1128.00 Euros
<b>Energy efficiency rating</b>	C (148)
<b>CO2 emissions</b>	A (4)
<b>Agency fees</b>	Paid by the seller

## Property Description

Nestled in the charming commune of La Rivière Enverse, Maison de Mélan is conveniently located just a stone's throw away from Taninges, a quick 12-minute drive to Les Gets, and only eight minutes from the ski slopes of Morillon. Its central location offers unparalleled access to a plethora of winter and summer activities, making it an ideal retreat for outdoor enthusiasts. Commuting to Geneva is effortlessly convenient, with just a 50-minute journey from this idyllic location.

Boasting a generous land area of 6620 m<sup>2</sup> extending down to the tranquil River Giffre, Maison de Mélan is a haven of natural beauty.

Meticulously renovated in 2009 with top-tier materials, this 6-bedroom abode spans over 260m<sup>2</sup> of floor space across three floors. Within, 223m<sup>2</sup> is designated as liveable space, offering ample room for comfortable living. Additionally, there's a spacious 102 m<sup>2</sup> attic awaiting your personal touch, ready to be transformed into whatever your heart desires.

With a notable energy efficiency rating of C, this home boasts modern amenities designed to enhance your lifestyle. Equipped with an energy-efficient heat source pump and a heat recuperating extraction system, sustainability meets comfort seamlessly. The heat source pump efficiently powers both the property's hydraulic underfloor heating system during the winter months and the exterior swimming pool in the summer, ensuring year-round comfort and relaxation in your own private oasis.

The ground floor welcomes you with a grand entrance leading to a bespoke kitchen with granite countertops, a cosy dining area adorned with a wood burner, a convenient laundry room, a double bedroom with an adjacent bathroom, a storage area and a technical / ski room.

Ascend to the first floor to discover a charming living room with a closed chimney, a balcony offering picturesque western views, and two well-appointed bedrooms, one with its own external door. An ensuite bathroom, a shower room and an independent WC complete this level.

The second floor hosts two additional bedrooms, a shower room, an independent WC, and a dressing room. On the third floor, the attic space presents an excellent opportunity for expansion or customization.

Outside, enjoy the beauty of the multi-aspect gardens and terraces, offering expansive views of the valley. You'll find an integrated swimming pool and a sauna for relaxation. There is also an independent 23m<sup>2</sup> guest studio, perfect for accommodating visitors and adding to the property's appeal. A small garden chalet allows for easy storage of garden and pool equipment. With ample exterior parking available for 5 to 6 vehicles, convenience and practicality are assured. The property is connected to a recently inspected and compliant septic tank.

Versatile and well-suited as either a primary residence or a second home, this property also presents an excellent investment opportunity. With its layout conducive to separation into two units, Maison de Mélan could easily be transformed into a lucrative rental business, such as a gite or chalet.

Don't miss the chance to make Maison de Mélan your own - a haven in the heart of the Alps, offering luxury, comfort, and endless possibilities.

























