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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 Rosière

Samoëns, Samoëns & Vallée, Grand Massif

525 000 €uros



Contact

Contact **Shane Cunningham** about this property.

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Key Features

Price	525 000 Euros
Status	SOLD
Last updated	23/12/2024
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	3
Bathrooms	2
Floor area	121.4 m²
Detached	No
Heating	Underfloor heating
Chimney	Enclosed fire
Nearest skiing	1.7 km
Nearest shops	300 m
Garden	No
Garage	Single
Drainage	Mains drains
Taxe foncière	810.00 Euros
Energy efficiency rating	E (258)
CO2 emissions	B (8)
Agency fees	Paid by the seller

Property Description

Presenting Chalet Rosiere, a charming three-storey semi-detached property nestled on the sunny southern slopes overlooking the quaint historic mountain village of Samoëns. Constructed to high standards by local craftsmen in 2009, this chalet offers a harmonious blend of modern design and Alpine character.

Upon entering the ground floor, you'll find a bright and contemporary kitchen leading into the dining area, along with a practical storage space housing a washing machine, an independent WC, and a comfortable double bedroom with an ensuite shower room and WC.

Moving upstairs to the first floor, a spacious living area awaits with a cozy fireplace and access to a sunny south-facing balcony. This level also features another double bedroom and a well-equipped bathroom with WC.

The top floor boasts an expansive mezzanine area, providing sleeping arrangements for up to four people. With electric underfloor heating and connection to mains drains, comfort and functionality are ensured. The property offers a total floor space of 121.4m² of which 75.1m² is deemed "liveable space".

Outside, a secure garage provides ample storage for skis, bikes, and more, complete with a ski boot warmer. Whether you're seeking a peaceful mountain retreat or a lucrative rental opportunity, this property offers both.

Sold fully furnished, Chalet Rosière is ready for its new owners to move in and enjoy mountain living to the fullest.

The property is a part of a coproprietary association and therefore subject to the rules and regulations set forth by the association.















