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# Chalet Iris

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

**1 295 000 €uros**



## Contact

Contact **Shane Cunningham** about this property.

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# Key Features

<b>Price</b>	1 295 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	02/06/2024
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	4
<b>Bathrooms</b>	4
<b>Floor area</b>	248 m <sup>2</sup>
<b>Land area</b>	1022 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Gas
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.8 km
<b>Nearest shops</b>	900 m
<b>Garden</b>	Yes
<b>Garage</b>	Double
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	D (248)
<b>CO2 emissions</b>	D (44)
<b>Agency fees</b>	Paid by the seller

## Property Description

Chalet Iris is a stunning four-bedroom chalet situated in the highly sought-after area of Samoëns. Built by local artisans in 2003, this property showcases exceptional craftsmanship and attention to detail throughout. The chalet offers an abundance of space, featuring 152m<sup>2</sup> of liveable area spread across three floors. Additionally, the lower ground floor provides approximately 110m<sup>2</sup> of extra utility space, bringing the total floor space to approximately 262m<sup>2</sup>.

Upon entering the lower ground floor, you will find a spacious entrance area and a double bedroom with an ensuite shower room. This level also features a generous double garage, a pantry, a utility room, and a boiler room.

The ground floor boasts an expansive open-plan living and dining area, complemented by a bespoke kitchen equipped with modern appliances. This floor includes an independent WC with a washbasin, a bathroom, and another double bedroom. Unique features such as a restored ceramic wood burner, dating from 1850 and a locally crafted metal extraction hood above the gas stove add to the charm of this splendid property. Expansive double doors lead to a large south-facing terrace and a wrap-around balcony with southern and western exposures.

On the top floor, there is a second lounge/living area, perfect for families seeking split-level living, with a separate space for children. This floor also includes an office area, a double bedroom with access to a south-facing balcony, another double bedroom with an ensuite shower room, a bathroom, and an independent WC.

Heating is provided by a well-maintained gas boiler, with underfloor heating throughout the property. A convenient centralized vacuum system, functioning as both a dry and wet vacuum, was installed when the chalet was built.

The chalet sits on a 1022m<sup>2</sup> plot with a beautifully maintained garden, providing lovely outdoor space. There is also exterior parking for two additional cars. The exterior wood and balconies have recently been sanded, and the interior wood was sanded and varnished last year. The property is ready and awaiting its new owner to turn the key.















