



alpine-property

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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Maison La Cour

Samoëns, Samoëns & Vallée, Grand Massif

1 390 000 €uros



Contact

Contact **Lexie Starling** about this property.

Tel: +33 6 47 32 08 81

Email: lexie@alpine-property.com

Key Features

Price	1 390 000 €uros
Status	FOR SALE
Last updated	28/10/2024
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	3
Bathrooms	2
Floor area	213 m ²
Land area	1331 m ²
Detached	Yes
Heating	Oil fired central heating
Chimney	Wood burning stove
Ski access	Ski bus
Nearest skiing	950 m
Nearest shops	40 m
Garden	Yes
Garage	Double
Drainage	Mains drains
Energy efficiency rating	E (312)
CO2 emissions	E (69)
Agency fees	Paid by the seller

Property Description

Maison La Cour is proudly poised within a beautifully manicured garden, integral to Samoëns' village inner landscape. Steeped in local agricultural roots of the past, it was first built at the turn of the 20th century as a working farm which then transformed into the village house that it is today.

Set against a backdrop of the Criou mountain, this landmark property comprises a floor area of 213m² (of which 123m² is deemed habitable), built over 3 levels plus basement.

On the ground floor, you are welcomed into a shared entrance that had previously been set up to accommodate two apartments. Apartment 1 is composed of a kitchen, hallway with wood burner, one small TV lounge (or a small bedroom), a bedroom and bathroom with toilet.

The first floor is composed of a landing area with a staircase leading to the attic, a kitchen (which has been dismantled) now functioning as a living room, two spacious bedrooms plus a bathroom and WC.

The attic level, the true bones of the building, has fabulous volume with potential to develop into some very spacious living accommodation. The basement level is composed of a boiler and laundry room, as well as a storeroom.

This property, whilst carefully maintained over the years, including its facades and frame, needs a new lease of life to transform it into a comfortable home reflecting living of today. One can envisage an open plan kitchen /living area under the eaves of the attic, 4 ensuite bedrooms and a trendy summer kitchen on the ground floor to embrace the garden's full potential over the summer months.

Externally, the enclosed, well cared for garden is utterly delightful, enjoying a stunning view and a generous flat area for kids and animals to run free. The land, measuring 1331m² sits in a 'AU zone'. offering potential development opportunities though with obvious urban planning constraints, necessary to ensure respect for the place and our village.

There is also an annexed double garage.

















