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# Maison La Cour

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

**1 390 000 €uros**



## Contact

Contact **Lexie Starling** about this property.

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# Key Features

<b>Price</b>	1 390 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	20/03/2025
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	213 m²
<b>Land area</b>	1331 m²
<b>Detached</b>	Yes
<b>Heating</b>	Oil fired central heating
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	950 m
<b>Nearest shops</b>	40 m
<b>Garden</b>	Yes
<b>Garage</b>	Double
<b>Drainage</b>	Mains drains
<b>Energy efficiency rating</b>	E (312)
<b>CO2 emissions</b>	E (69)
<b>Agency fees</b>	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.





























