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# Villa Mathonex

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

**990 000 Euros**



## Contact

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# Key Features

<b>Price</b>	990 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	04/10/2025
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	6
<b>Bathrooms</b>	5
<b>Floor area</b>	190.5 m²
<b>Land area</b>	1538 m²
<b>Detached</b>	Yes
<b>Heating</b>	Heat pump
<b>Chimney</b>	Wood burning stove
<b>Garden</b>	Yes
<b>Garage</b>	Covered parking
<b>Drainage</b>	Septic tank
<b>Energy efficiency rating</b>	C (148)
<b>CO2 emissions</b>	A (4)
<b>Agency fees</b>	Paid by the seller

## Property Description

Discover Villa Mathonex, a sumptuous six-bedroom chalet that harmoniously blends the traditional serenity of the mountains with the refined comfort of a contemporary lifestyle. Entirely renovated, this exceptional property is ideally nestled in a highly sought-after hamlet on the southern slope of Samoëns, at the heart of a vast private plot of 1,538 m², guaranteeing peace and privacy. Located just over an hour from Geneva and only a five-minute drive from the lively, historic village of Samoëns, Villa Mathonex is an ideal retreat, reconciling easy access to local amenities and the Grand Massif ski area with the serenity of a preserved mountain setting.

This turnkey luxury residence offers approximately 190 m² of contemporary living space. This house is ready for immediate occupancy, providing optimal comfort and requiring minimal maintenance.

The chalet benefits from enhanced insulation in the roof and exterior walls, as well as high-performance joinery. For optimal energy efficiency, the entire property is heated by underfloor heating powered by an ecological and economical heat pump. Inside, every detail has been carefully finished: solid oak flooring in the living areas and bedrooms, elegant contemporary tiling in the kitchen and the five bathrooms, all equipped with brand-new, high-end fixtures and fittings.

The heart of the home is on the ground floor, featuring an open-plan kitchen and dining area that flows seamlessly into a split-level living room, designed to maximize the breathtaking mountain views. Large sliding glass doors open directly onto a spacious wooden terrace, ideal for year-round outdoor dining and fully enjoying the peaceful mountain atmosphere.

This level includes two spacious double bedrooms. One has a dressing room, a private shower room, and direct access to the terrace, while the other benefits from an en-suite bathroom with a shower. This floor also contains a separate WC, a functional utility/laundry room, and a valuable private wine cellar.

The chalet's main entrance is on the first floor, on the north side, where a welcoming hall leads to a large ski room. This floor also houses the south-facing master suite, a true haven with a private bathroom and direct access to a wooden terrace overlooking the valley. The second bedroom, facing north, benefits from an en-suite shower room and a dressing room, while the third and fourth south-facing bedrooms share a shower room and a separate WC.

The exteriors are a major asset: a multi-level wooden terrace invites entertaining and relaxation, and the garden



houses an authentic Savoyard mazot (traditional small wooden chalet), perfect for extra storage space or a charming garden office. The property also features a carport for two cars.

All that remains now is for the future owner to choose and install the main kitchen and the wood-burning stove of their choice, allowing them to personalize the final elements to their taste before moving into this brand-new Alpine haven.

































