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Villa Mathonex

Samoëns, Samoëns & Vallée, Grand Massif

1 250 000 €uros



Contact

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Key Features

Price	1 250 000 €uros
Status	FOR SALE
Last updated	28/05/2025
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	6
Bathrooms	5
Floor area	190.5 m²
Land area	1538 m²
Detached	Yes
Heating	Heat pump
Chimney	Wood burning stove
Garden	Yes
Garage	Covered parking
Drainage	Septic tank
Energy efficiency rating	C (148)
CO2 emissions	A (4)
Agency fees	Paid by the seller

Property Description

Discover the charm of Villa Mathonex, a stunning 6-bedroom chalet nestled in a sought-after hamlet on Samoens' south-facing hillside. This hidden gem offers tranquility and abundant sunshine on a generous 1,538m2 plot. Located just over an hour from Geneva and a mere five-minute drive from the historic mountain village of Samoens, Villa Mathonex combines the serenity of mountain living with easy access to local amenities.

Originally built in the 1970s, the chalet is currently undergoing a comprehensive renovation, set to be completed to the highest standards. Spanning two levels, the contemporary design offers an estimated 190m2 of habitable space. The renovation includes full re-insulation of the roof and exterior walls, new windows and doors, and the installation of underfloor heating powered by an eco-friendly and cost-effective heat exchange pump. Bathrooms and toilets will feature top-of-the-line fixtures, with solid oak flooring throughout the living areas and bedrooms, and stylish tiles in the kitchen and bathrooms.

As you enter the chalet from the north on the first floor, you're greeted by a spacious entrance room leading to a large ski room. This floor hosts four bedrooms: the south-facing master suite features an ensuite bathroom, built-in wardrobe, and private balcony. The second bedroom, facing north, boasts an ensuite shower room and walk-in wardrobe. The third and fourth south-facing bedrooms share a shower room and independent WC, all enhanced by the warmth of oak flooring and modern bathroom tiles.

Descending to the lower level, you'll find an inviting open-plan kitchen and dining area. The split-level living space is designed to capture the breathtaking mountain views, with large sliding doors opening onto an expansive wooden terrace, perfect for soaking in the serene mountain atmosphere. This level also includes two additional bedrooms: the fifth bedroom features a walk-in wardrobe, ensuite shower room, and private access to a south-facing terrace, while the sixth bedroom offers built-in wardrobes and an ensuite bathroom with a shower. A separate WC, technical room, and wine cellar complete this floor.

Outside, the multi-level wooden terrace is ideal for al fresco dining and barbecues, surrounded by a beautiful garden and an authentic Savoyard mazot. The property offers covered parking for two cars with a third "exterior" space adjacent to the car port. A brand-new septic tank has been installed as part of the renovation.

The kitchen and wood-burning stove are available as optional features, providing the future buyer with the flexibility to select a style and standard that perfectly suits their needs.





PROPOSITION HOME STAGING 3D - NON CONTRACTUEL









