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Chalet Floria

Samoëns, Samoëns & Vallée, Grand Massif

849 500 €uros



Contact

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Key Features

Price	849 500 Euros
Status	UNDER CONTRACT
Last updated	04/07/2025
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	4
Bathrooms	3
Floor area	117 m²
Land area	1979 m²
Detached	Yes
Heating	Combined system
Chimney	Wood burning stove
Ski access	Ski bus
Nearest skiing	1.6 km
Nearest shops	900 m
Garden	Yes
Garage	Single
Drainage	Mains drains
Taxe foncière	791.00 Euros
Energy efficiency rating	E (292)
CO2 emissions	B (9)
Agency fees	Paid by the seller

Property Description

Chalet Floria presents a rare opportunity to acquire a beautifully renovated alpine property in one of the most sought-after villages in the French Alps. Offering both an exceptional lifestyle retreat and a proven rental investment, the property has been thoughtfully designed for families and groups, combining comfort, practicality, and style in one of the most picturesque settings Samoëns has to offer.

Set in a tranquil location on the edge of Samoëns village, Chalet Floria is nestled against the peaceful farming hamlet of Les Vallons. The property is set on 1,979 m² of flat land, 1,020 m² of which remains within a buildable zone. Although delightfully secluded and set back from the quiet access road, the chalet is within easy reach of the village centre, which is just a flat ten-minute walk away. In winter, a regular and free ski bus stops only five minutes from the chalet, providing easy access to the Grand Massif Express ski lift, making your journey to the slopes effortless and convenient.

Across approximately 140 square metres of floor space (117 square metres of livable area) arranged over three levels, Chalet Floria creates a sense of volume, warmth, and sophistication through its use of locally sourced wood, soft alpine furnishings, and contemporary finishes. The entire property exudes charm, with rustic textures beautifully offset by modern comforts and clean design.

As you enter the chalet on the upper ground level, you are welcomed into a bright and open-plan living space, which seamlessly integrates the lounge, dining, and kitchen areas. The views from this space are nothing short of spectacular: stretching across alpine meadows to distant waterfalls and the ski domain beyond.

The kitchen has been designed with conviviality in mind. A central island hob allows the chef to stay connected to the group while preparing meals, and the space is fully equipped with high-quality appliances. Locally sourced black granite worktops add a luxurious touch to this space. The large wooden dining table, comfortably seating ten, sits adjacent to French doors that open onto a vast south-facing terrace, perfect for outdoor meals and relaxation. A bright twin room with an ensuite shower room and a WC completes this level.

The chalet's lower ground floor is accessible from inside the chalet or directly from the parking area. This level includes a utility room with ski, boot and bike storage, a washing machine, and space for drying gear. There is also a dedicated games room and a snug. The snug can be transformed into an extra bedroom using the double sofa bed and features two windows overlooking the garden. Please note that the head height on this level is approximately 185cm.

The upper floor houses the remaining three bedrooms. The master suite is both spacious and cosy, featuring a king-sized bed (also convertible to twins), an ensuite bathroom with an oversized bath, separate shower, and ample storage. A small sofa bed allows the room to function as a family suite, and a private balcony with far-reaching mountain views completes the offering. A second king-sized bedroom shares this balcony and offers the same high standards of comfort, along with excellent storage. The fourth bedroom, a cabin-style twin, is ideal for children, with one bed tucked under the eaves and a large picture window that frames the surrounding mountains.

A stylish family shower room with modern stone and wood-effect tiles, oversized shower head, and sleek finishes completes the upper floor layout, ensuring comfort and convenience for all guests.

Surrounding the chalet lies one of the standout features of Chalet Floria: its expansive alpine garden. This rare and valuable outdoor space offers ample room for children to play safely or for adults simply to relax and enjoy the peace of the surroundings. The hot tub and exterior wood-fired barrel sauna tucked within the garden create a private spa experience. The driveway to the West allows for sufficient parking for 4 cars.

Throughout the property, attention to detail and quality is evident. From oak flooring and hand-built cupboards to underfloor heating and high end fixtures and fittings, every element has been carefully chosen to create a home that is as practical as it is beautiful. Energy efficiency is prioritised through the inclusion of solar panels, which currently cover 50% of the chalet's electricity consumption and significantly reduce its carbon footprint. For added convenience, a 10kW EV charger is also installed.

Chalet Floria is not only a stunning home but also a well-established rental property with a strong track record. Managed through Alps Accommodation, it has consistently delivered excellent occupancy rates and rental returns, making it a highly attractive investment for buyers looking to combine personal enjoyment with financial return. The property is being sold as presented, fully furnished to a high standard, offering turnkey access for the future buyer—ready for immediate move-in or rental.

In summary, Chalet Floria is a truly exceptional property that offers an exquisite blend of alpine tradition, modern comfort, and outstanding location. Whether you are searching for a personal mountain escape or a high-performing rental investment, this chalet is poised to exceed expectations.















