



**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](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Chalet Chalune

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

**990 000 Euros**



## Contact

Contact **Shane Cunningham** about this property.

**Tel:** +33 6 70 03 50 92

**Email:** [shane@alpine-property.com](mailto:shane@alpine-property.com)

# Key Features

<b>Price</b>	990 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	27/06/2025
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Mieussy
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Floor area</b>	212 m²
<b>Land area</b>	2030 m²
<b>Detached</b>	Yes
<b>Heating</b>	Combined system
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	13 km
<b>Nearest shops</b>	3 km
<b>Garden</b>	Yes
<b>Garage</b>	Covered parking
<b>Drainage</b>	Septic tank
<b>Energy efficiency rating</b>	C (134)
<b>CO2 emissions</b>	A (4)
<b>Agency fees</b>	Paid by the seller

## Property Description

Set in a peaceful and sunny hamlet above the charming mountain village of Mieussy, this exceptional detached chalet is located in the heart of Haute-Savoie's stunning Alpine landscape. Situated on a generous 2,030 m² of land, the property enjoys a fabulous south-facing position, offering breathtaking views of the surrounding mountains.

Originally constructed in 2007, the chalet was purchased and entirely renovated in 2015 by a renowned local architect. The renovation was executed with meticulous attention to detail, blending traditional Alpine charm with modern sophistication. High-quality materials, bespoke Italian furnishings, and an intelligent layout come together to create a home that is both luxurious and practical.

The chalet spans three levels and currently comprises two independent living units, offering excellent flexibility for a future buyer. This layout is ideal for those seeking a property with strong rental potential, whether through short-term holiday lets or long-term leasing. It also provides a perfect solution for multi-generational living or hosting guests in complete privacy.

On the ground floor, the independent apartment features two bedrooms, a shower room with WC, a separate toilet, a fully equipped kitchen with dining area and a wood pellet burner, a cosy living room, and direct access to a large south-facing terrace and flat garden. This level also includes a storage room and two outdoor parking spaces.

The main residence, located on the first and second floors, has its own private entrance. The first floor offers an entrance area with walk-in cloak room, a laundry room, a spacious open-plan living area that includes a kitchen, dining space, and lounge with access to a generous wraparound terrace—perfect for outdoor dining and entertaining. A central log-burning stove adds warmth and ambiance to this level.

The top floor comprises a second lounge, a dedicated office area, a double bedroom with access to a private south-facing balcony, a dressing room, and an en-suite shower room with WC. There is also a second double bedroom, a separate bathroom with WC, and a mezzanine space that can be used flexibly as an additional sleeping area or for storage.

Outside, the property also benefits from a separate storage room, a second flat garden to the east, two covered parking spaces, and two additional outdoor parking spots.

Natural light floods every level of the chalet thanks to extensive glazing and large openings, which also frame the mountain views from nearly every room. Outdoors, the flat landscaped garden surrounds a covered wooden terrace equipped with solar panels. There is also an east-facing terrace with an electric awning, providing a shaded outdoor dining space during the summer months.

The chalet has been designed with sustainability and comfort in mind. An energy-efficient heat-exchange pump powers underfloor heating throughout, while solar panels significantly reduce the property's environmental footprint. A charging point for electric vehicles has also been installed. A jacuzzi is included in the sale, offering yet another luxurious touch to this already remarkable property.

The current configuration offers two bedrooms plus a mezzanine, but it can easily be adapted into a four-bedroom plus mezzanine layout by converting the office and second living room on the top floor into additional bedrooms. Planning permission has already been submitted for the construction of an underground garage to the rear of the property, and the current owner—who is also the architect—has offered to oversee the project should the future buyer wish to proceed.

Finished in beautiful Douglas pine and surrounded by serene Alpine scenery, this chalet offers the perfect blend of style, comfort, and flexibility—whether as a primary residence, luxury retreat, or income-generating investment.

[Apartment virtual tour](#)

























