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Chalet Chalune

Mieussy, Samoëns & Vallée, Grand Massif

945 000 €uros



Contact

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Key Features

Price	945 000 Euros
Status	UNDER CONTRACT
Last updated	20/04/2026
Area	Grand Massif
Location	Samoëns & Vallée
Village	Mieussy
Bedrooms	4
Bathrooms	3
Floor area	212 m ²
Land area	2030 m ²
Detached	Yes
Heating	Combined system
Chimney	Wood burning stove
Nearest skiing	13 km
Nearest shops	3 km
Garden	Yes
Garage	Covered parking
Drainage	Septic tank
Energy efficiency rating	C (134)
CO2 emissions	A (4)
Agency fees	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.

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. A future buyer would have the option to build an underground garage at the rear of the property, with the current owner—an architect by profession—offering to oversee the project if desired.

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.

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