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# Chalet Bostan

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

**450 000 €uros**



## Contact

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# Key Features

<b>Price</b>	450 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	18/03/2026
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floor area</b>	56 m <sup>2</sup>
<b>Land area</b>	1262 m <sup>2</sup>
<b>Detached</b>	Yes
<b>Heating</b>	Combined system
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.6 km
<b>Nearest shops</b>	1.7 km
<b>Garden</b>	Yes
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	404.00 Euros
<b>Energy efficiency rating</b>	F (371)
<b>CO2 emissions</b>	C (11)
<b>Agency fees</b>	Paid by the seller

## Property Description

Set in the traditional farming hamlet of L'Ételley, this charming standalone chalet occupies a peaceful, elevated plot of 1,262 m<sup>2</sup>. This hamlet is approximately 2km from Samoëns and serviced by a local ski bus to easily access the Grand Massif ski domaine and approximately 70km from Geneva's international airport.

Built in 1983 and external updates including new cladding in 2023, this independent chalet offers a cosy bolt hole with the opportunity of extending upwards to captivate more views and space, subject to planning.

The living room, warmed by a wood-burning stove and framed by a large picture window, takes full advantage of majestic views onto the Criou Mountain.

Accommodation comprises: an entrance with cloakroom, an open kitchen, two cosy bedrooms, a family shower room, a mezzanine of about 17 m<sup>2</sup> (measured under 1.80 m) as well as roughly 10 m<sup>2</sup> of attic storage (also under 1.80 m)

Heating is by electric convectors and hot water is electric.

The property is connected to mains drains. To the south, there is a covered terrace of around 9 m<sup>2</sup> plus bike/garden storage. There is the added convenience of an electric vehicle charger.













