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# Chalet Buche

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

**785 000 Euros**



## Contact

Contact **Lexie Starling** about this property.

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# Key Features

<b>Price</b>	785 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	30/03/2026
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Taninges
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Floor area</b>	177.4 m <sup>2</sup>
<b>Land area</b>	759 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>	2.5 km
<b>Nearest shops</b>	1.2 km
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Septic tank
<b>Taxe foncière</b>	834.00 Euros
<b>Energy efficiency rating</b>	D (190)
<b>CO2 emissions</b>	B (7)
<b>Agency fees</b>	Paid by the seller

## Property Description

This light-filled family chalet, officially in the commune of Taninges, is situated on a sunny south-facing slope near Verchaix and just minutes from Samoëns and Morillon. It offers easy access to the Grand Massif ski domain, ideal for biking, riverside strolls and relaxed alpine living. Geneva is approximately 65 km away, making this an accessible second home or full-time family base.

Built in 2010 by local artisans and set on a manageable 759 m<sup>2</sup> plot, the house benefits from generous sun exposure and uninterrupted easterly and westerly views. Set over three levels, it has a floor area of 177.40 m<sup>2</sup>, of which 149.61 m<sup>2</sup> is officially deemed habitable.

**On the garden level** you'll find the entrance with storage and a central vacuum, a shower room with WC, an open-plan kitchen and living area with terrace access, a cabin bedroom (currently used for storage), a modest garage and a cellar/laundry room with a water softener.

**The first floor** features an open-plan living area (with wood burner), kitchen and dining area that opens onto a generous east- and south-facing terrace, ideal for entertaining. It also includes a principal bedroom with a basin and shower and a separate guest WC. **The upper floor** contains three further bedrooms, a landing and a family bathroom.

Recent practical upgrades make the chalet ready for modern living: an electrical upgrade with two EV chargers installed and recently fitted reversible air source heat pumps that provide heating in winter and cooling in summer. There is also electric underfloor heating, the hot water is electric, and solar panels were installed under previous ownership.

The property is connected to the original septic tank, which no longer meets current standards and will require remedial work by a future owner to comply with today's regulations.













