



STUNNING MODERN CHALET WITH 3
APARTMENTS, 250M FROM THE VERCLAND
GONDOLA, SAMOËNS. GRAND MASSIF SKI
ACCESS

STUNNING MODERN
CHALET WITH 3
APARTMENTS, 250M FROM
THE VERCLAND
GONDOLA, SAMOËNS.
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PROPERTY FACT FILE	
REFERENCE	A44746JST74
PRICE	€ 975,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	4
ACCOMMODATION	120 m ²
LAND	600 m ²
TOWN	Samoëns
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	
FEATURES	Mains Drains, Private parking, Detached
*Price based on current exchange rate which is subject to change	



- Flexible layout with vaulted ceilings on 1st floor
- Quiet location, just 250m from Vercland gondola
- Impressive features and high quality finishings
- 50 kms from Geneva airport; 3 km from Samoëns
- Lots of outdoor space & stunning mountain views

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A rare opportunity to own a beautifully designed alpine property set in the sought after hamlet of Vercland, just 250m from the gondola.

The chalet features generous outdoor spaces and includes an old mazot which presents the opportunity for conversion into further

DESCRIPTION

This high-quality chalet was built in 2018 by reputable local artisans and offers approximately 120 m² of habitable space on a 600 m² plot, with parking for 3 vehicles and breathtaking mountain views.

Electric underfloor heating throughout

The first-floor two-bedroom apartment features a bright open-plan living area with a bioethanol stove and wrap-around balconies facing north, east, and south. There is also the option to install a wood-burning stove if desired.

The living space benefits from a vaulted ceiling, large picture windows, and sliding doors opening onto a balcony with views towards the iconic Montagne du Criou. Two elegant bedrooms offer flexible double or twin configurations, each complemented by beautifully finished bathrooms.

On the ground floor, the property includes a further one-bedroom apartment alongside a self-contained studio and a charming garden mazot/workshop with additional potential for conversion to habitable space (subject to planning permission).

A shared ski room with heated boot warmers and laundry room on the ground completes this superb alpine property.

This is a distinctive home with very few comparable opportunities currently available.

2 years of décennale insurance remaining

Surface area: approx. 120 m² (Loi carrez : 111 m²)
+ Mazot: 20 m²

Samoëns provides access to France's fourth-largest ski area, the Grand Massif (including Flaine, Les Carroz, Morillon, and Sixt-Fer-à-Cheval), offering 265 km of pistes.

With G...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A44746JST74>

COMPLETE FILE AND PHOTO ON REQUEST

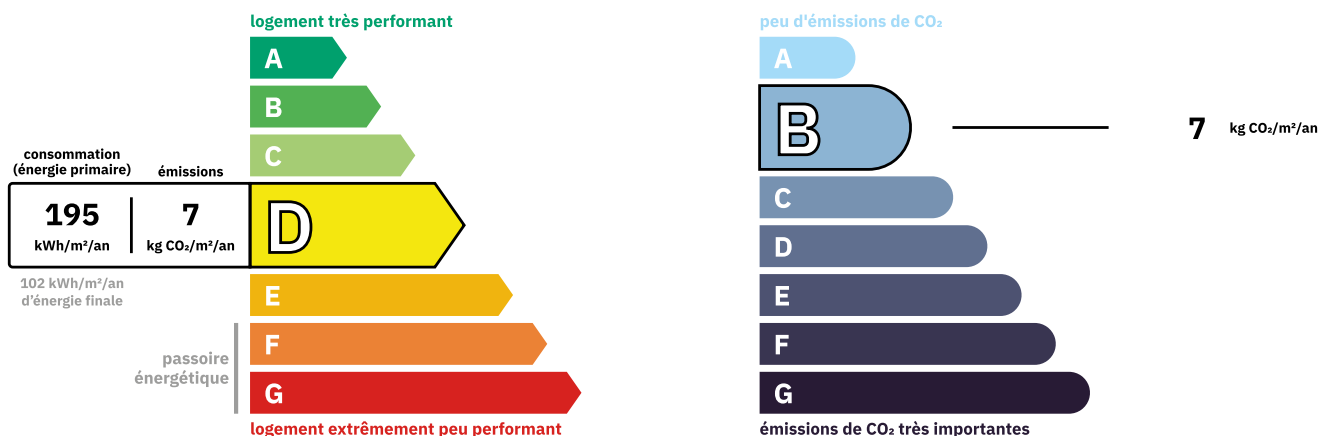


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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



Property **Poorly efficient**
Estimated annual energy costs
between 2000 € and 2700€ for 2022

NOTICE

Leggetts, their client and any joint agents give notice that:

I: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A44746JST74
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr