



LUXURY 5 BEDROOM CHALET BESIDE THE
VERCLAND GONDOLA, SAMOËNS. DIRECT
GRAND MASSIF SKI ACCESS & MOUNTAIN VIEWS

LUXURY 5 BEDROOM
CHALET BESIDE THE
VERCLAND GONDOLA,
SAMOËNS. DIRECT GRAND
MASSIF SKI ACCESS &
MOUN...



PROPERTY FACT FILE	
REFERENCE	A44762JST74
PRICE	€ 1,800,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	5
ACCOMMODATION	230 m²
LAND	600 m²
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	



- Meticulously maintained luxury chalet built, 2021
- Impressive features and high quality finishings
- Lots of outdoor space & stunning mountain views
- Quiet location, just 250m from Vercland gondola
- 50 kms from Geneva airport; 3 km from Samoëns

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Set in a peaceful location just 250m from the Vercland gondola, this exceptional luxury chalet offers outstanding access to the Grand Massif ski area.

This impressive property enjoys sweeping panoramic views across the

DESCRIPTION

Built and finished to a high standard by renowned local artisans in 2021, this beautiful chalet offers over 230 m² of living space in a sought after location and is just 3 km from the pretty village of Samoëns.

Meticulously maintained since construction, the property still retains the feel of a new-build and still has 5 years of décennale insurance remaining. It benefits from underfloor electric heating throughout and a thoughtfully designed layout that works equally well as a luxury family home or a high-end rental investment.

The outdoor spaces include multiple balconies and terraces, parking for three or more vehicles, and a generous plot enhanced by uninterrupted mountain views in a peaceful alpine setting.

Summary

- Ground Floor (c. 80 m²)

Entrance hallway

Ski/boot room with private entrance

3 double bedrooms, all with ensuite showers / wc

2 with direct terrace access

Laundry/technical room

- Middle Floor (c. 85 m² plus 33 m² terrace and balcony)

Large open plan living space with kitchen / dining and living room which includes a wood-burning stove

Wrap around terrace and balcony with stunning mountain views

Double bedroom with ensuite bathroom / wc

WC

- Top Floor (c. 65 m² plus 6 m² balcony)

Second lounge / TV 'snug'

Balcony

Large bedroom (family suite) with ensuite bathroom / wc

Storage space under the eaves

- Exterior (c. 600 m²)

Large south-facing terrace with a hot tub

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A44762JST74>

COMPLETE FILE AND PHOTO ON REQUEST

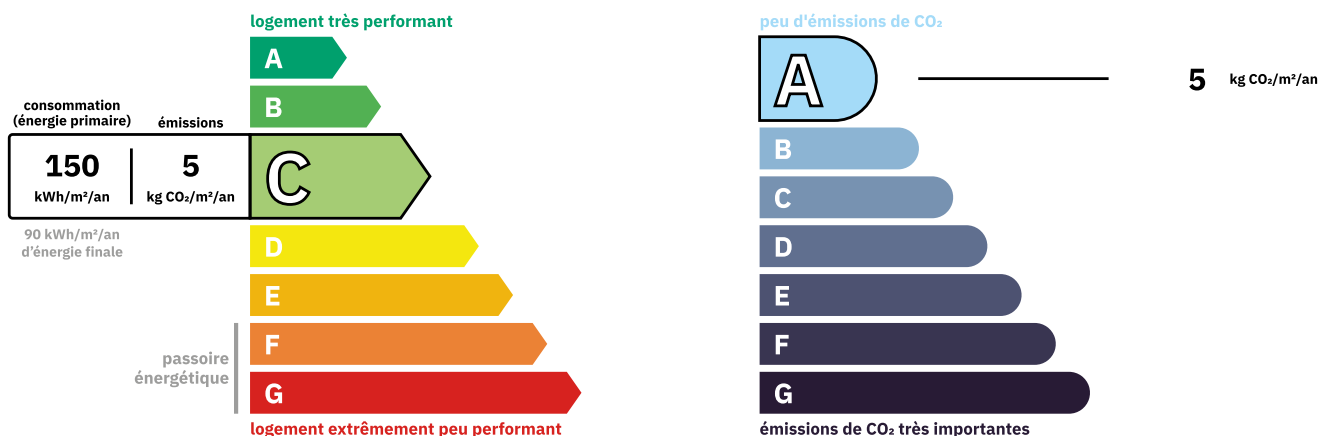


LUXURY 5 BEDROOM CHALE
BESIDE THE VERCLAND
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DIRECT GRAND MASSIF SKI
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ENERGIE-DPE

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



Property Moderately efficient
Estimated annual energy costs
between 2600 € and 3580€ 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

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FILE COMPLETE
AND PHOTOS
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