

CHALET - SAMOËNS



SELLING PRICE : 1 295 000 €

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96 ROUTE EDMOND DE ROTHSCHILD, 74120  
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NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -  
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE

## DESCRIPTION

Located in a quiet, sought-after hamlet close to the centre of Samoëns, these two adjoining but independent chalets offer a unique investment opportunity.

The chalets have been tastefully built by a reputable local builder (in 2010) and have been designed to offer the owner the enjoyment of a family home while potentially earning rental income from the second chalet.

The main house offers 160 m<sup>2</sup> of living space and takes full advantage of the sunny south-facing aspect. On the ground floor, you will find a garage converted into a games room and a utility room, a double bedroom with en suite bathroom, a bedroom with bunk beds and a terrace.

The first floor boasts a large, bright living room - with wood-burning stove - opening onto a sunny terrace with spa, as well as a spacious dining area with bar and kitchen.

On the second floor, there are three bedrooms with individual bathrooms.

The second chalet offers a further 60 m<sup>2</sup> and has 2 double bedrooms.

Translated with DeepL.com (free version)

## CARACTÉRISTIQUES

Type of property : House / Villa	Fees : -	Surface : 220 m <sup>2</sup>
Land area (m <sup>2</sup> ) : -	Bedrooms : 7	Annual charges : -
Balcony Surface : -	Elevator : No	Swimming pool : No
Number of lots : -	* Fees chargeable : Seller	Terms tenant loads : -
Price of the discounted value : -	Monthly rent : -	

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