

Stunning, fully renovated 19th century 7 bed farmhouse with 3 bed apartment & studio apt, Vallon, Samoëns



INFORMATION

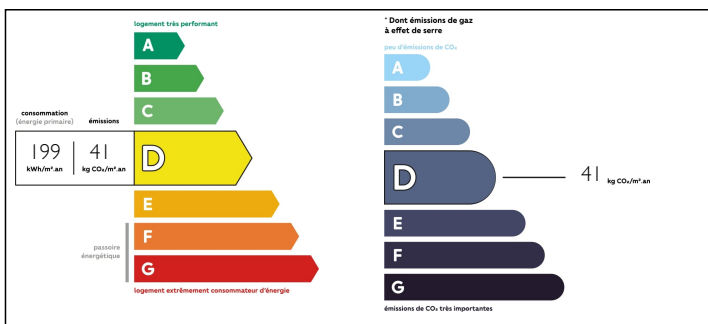
Town:	Samoëns
Department:	Haute-Savoie
Bed:	11
Bath:	11
Floor:	440 m2
Plot Size:	1294 m2

IN BRIEF

Offer recently accepted This beautifully renovated Savoyard farmhouse, located in the hamlet of Vallon d'en Haut, is 1.5 km from Samoëns and an easy walk. It has glorious views towards the Plateau des Saix across open fields. The build quality and finishings are of a high standard throughout. Farmhouse: • Ground floor: Cathedral-like entrance & seating area with a stunning central fireplace, leading to an open plan kitchen and dining area. Separate living room and an ensuite double bedroom. • 1st floor: Fabulous gallery walkway overlooking the central fireplace, 2 bedrooms (both ensuite), southeast/west facing balconies. • 2nd floor: family suite (twin bedroom, snug, bathroom, bedroom/living room & single bedroom), single bedroom, bathroom & WC Farmhouse apt: • 1st floor: open plan living room, dining area, kitchen, bathroom and balcony. • 2nd floor: 3 bedrooms (2 ensuite), bathroom. Annex: studio apartment above garage. Exterior: terrace areas, lawn, large parking



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Contact us for more photos

****Don't miss the 360s & floor plans on the links above****

Key highlights

- Dates from the end of the 19th century and one of the original farmhouses in the valley
- Fully renovated with no work required
- Very high standard of finishings
- Superb central fireplace which dominates the entrance area
- Multiple outside seating areas
- Peaceful location
- Spa
- Large parking area
- Successful business which could be continued
- Fabulous mountain views
- In a small hamlet
- Walking distance to Samoëns
- Ski bus stop nearby
- Sunny location
- 3 separate accommodation spaces which makes it easier to rent out

Farmhouse and apartment: > 1.8 metres 387 m², 1-1.8 metres 37 m² (10 bedrooms)
Grenier: > 1.8 metres 20 m², 1-1.8 metres 20 m² (1 bedroom/living room area)

The area:

Samoëns provides access to France's 4th largest ski area, the Grand Massif (which includes Flaine) and it's 265km of snow-sure pistes. As Geneva airport is just 50 km away, the farmhouse has excellent rental potential as well as making a lovely primary or secondary residence.

Samoëns itself is a beautiful traditional village, steeped in history. It's just as popular from late spring to early autumn with activities for all ages, including very accessible world-class hiking opportunities, outdoor swimming pools and lakes, paragliding, rafting, cycling, canyoning and so much more.

NOTES