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Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Chalet La Combe

Samoëns, Samoëns & Vallée, Grand Massif

465 000 €uros



Contact

Contact **Lexie Starling** about this property.

Tel: +33 6 47 32 08 81

Email: lexie@alpine-property.com

Key Features

Price	465 000 Euros
Status	SOLD
Last updated	12/02/2024
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	2
Bathrooms	1
Floor area	85 m²
Land area	405 m²
Detached	Yes
Heating	Combined system
Chimney	Wood burning stove
Nearest skiing	1 km
Nearest shops	1.7 km
Garden	Yes
Garage	Single
Drainage	Mains drains
Energy efficiency rating	E (381)
CO2 emissions	C (12)
Agency fees	Paid by the seller

Property Description

Chalet La Combe, is quietly nestled in a sleepy alpine hamlet, located on the north side of the valley, a 3 minute drive to the recently installed ski gondola in Vercland or 14 minutes on foot – a walkable distance home to several local restaurants. Samoëns village is less than a 5 minute drive or electric bike ride away.

Originally dating from 1987, this enchanting 2 bedroom chalet was completely renovated by local artisans a little over ten years ago, receiving a complete overhaul including plumbing, rewiring, reinsulating and carpentry, not to mention a new roof being added in 2020 and the exterior being repainted in 2023.

The chalet's interior design has been cleverly thought out, offering 85.33m² of floor space, of which 63m² is deemed "liveable space". Entering the property, from the eastern terrace via the dining room, you are welcomed into an open plan living area, carefully zoned, to create a fabulous ambiance. The living area with double height contains a closed fireplace with ventilation grills to allow heat to travel and warm the heart of the home. There is a fully equipped kitchen, handcrafted and made to measure, a north facing bedroom, an entrance / storage area and a shower room with WC.

Upstairs, there is a mezzanine area, perfect as a secondary snug or home office, a convenient storage area and a double bedroom with a north facing balcony offering impressive views across the Giffre valley.

This chalet offers a generous 405m² of land, thoughtfully arranged to include a low-maintenance garden, east and south-facing terraces, a barbeque area, an independent garage, woodshed, and a cellar. In addition, two external parking spaces provide ample convenience.

The property is connected to mains drains and is heated using modern electric radiators. The radiators may be operated remotely via an online heating application. The chalet is sold fully furnished as per the photos on our site.



















