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Chalet Sous Lachat

Samoëns, Samoëns & Vallée, Grand Massif

675 000 €uros



Contact

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Key Features

Price	675 000 Euros
Status	UNDER CONTRACT
Last updated	14/03/2024
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	7
Bathrooms	5
Floor area	192 m²
Land area	1645 m²
Detached	Yes
Heating	Oil fired central heating
Chimney	Wood burning stove
Nearest skiing	2.7 km
Nearest shops	2.1 km
Garden	Yes
Drainage	Septic tank
Taxe foncière	1445.00 Euros
Energy efficiency rating	F (394)
CO2 emissions	F (83)
Agency fees	Paid by the seller

Property Description

Chalet Sous Lachat was constructed in 1970 by local artisans. Located on Samoens' sought after sunny side, this 7 bedroom property boasts breathtaking views over the valley and a five minute drive to the main ski gondola in Samoens. Outside winter, it's a 8 minute ride on an electric bike or 20 minute walk to the village via the delightful rural footpath. Geneva is one hour away making it easily accessible for weekends away and holidays.

Set out on four levels, the upper two floors make up a self contained chalet unit (132m2) consisting of 4 bedrooms, 2 shower rooms, 3 WCs, kitchen, open plan dining and living area with fantastic mountain views and access onto a wrap around balcony including an inset east facing terrace ideal for soaking up the morning sun. There's a generous entrance which includes an office area.

The lower level comprises of a 2 bedroom apartment (60m2) with its own independent access. It has a spacious open plan kitchen, dining and living area enjoying spectacular views with its own full length south facing balcony. It is serviced by a shower room with WC. This apartment is linked with the chalet unit upstairs by an internal staircase and has a dedicated boiler room containing a combi fuel and wood fed boiler. There is an additional workshop and cellar on the garden level along with a self contained double bedroom and ensuite shower room ideal for staff or teenage den!

This well looked after chalet has successfully operated as a rental business in winter and summer. It offers an additional income source without forfeiting personal use of the property. What's more, this chalet, with all its fine bones, is ready for some cosmetic updating to bring it into fully glory.

The garden has a much sought after lawned area perfect for long outdoor lunches, a badminton court or for playing boules. The property operates on a septic tank which was recently replaced several years ago. There is off road parking for 4-5 cars upon arrival at the north of the chalet.

























