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Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Chalet Roc Amour

**Samoëns, Samoëns & Vallée, Grand Massif**

**760 000 €uros**



## Contact

Contact **Audrey Vanacker** about this property.

**Tel:** 06 12 08 88 73

**Email:** [audrey@alpine-property.com](mailto:audrey@alpine-property.com)

# Key Features

<b>Price</b>	760 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	14/11/2023
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Floor area</b>	147 m²
<b>Land area</b>	873 m²
<b>Detached</b>	Yes
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Enclosed fire
<b>Nearest skiing</b>	1.5 km
<b>Nearest shops</b>	400 m
<b>Garden</b>	Yes
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	717.00 Euros
<b>Energy efficiency rating</b>	F (343)
<b>CO2 emissions</b>	C (11)
<b>Agency fees</b>	Paid by the seller

## Property Description

Roc Amour, with its view overlooking Samoëns and the surrounding mountains, offers a calmness so rare close to the village, a complete serenity close to the Botanical Garden of La Jaysinia, listed as an “outstanding French garden”, a site appreciated by both locals and tourists alike, lovers of nature.

The village and its shops are accessible on foot from the chalet or the garden in 5 minutes.

The ski domain of the Grand Massif is accessible by car in 5 minutes.

This chalet, built in 1968, is on 3 floors with a total of 147m². It is built on an 873m² plot.

To upgrade the chalet, it had some improvement works carried out in 2015 as well as over the last couple of years.

The habitable area of 96m² comprises, on the ground floor, an entrance with storage cupboards, giving access to a bathroom with shower and toilet, a spacious living area with inbuilt fireplace and cathedral ceiling, giving additional light and a certain appeal. Here, there is also the fully equipped kitchen.

The chalet has a wraparound balcony with an east, south and west facing orientation, accessible from the living room and kitchen. The east side is the perfect spot for recuperating after a sporty day, with its exceptional views of the Criou mountain peak and the sunsets.

The top floor has 4 bedrooms around a gallery overlooking the lounge, as well as a bathroom with shower, separate toilet and access to the south facing balcony.

The basement is 51m² and comprises a technical area with boiler, hot water tank, fuseboard, and cupboards. There are 2 further rooms, one with access to the cave which could be used for storage or as an office or wardrobe.

In addition, and a great plus, Roc Amour also has, on the lower ground floor, a living area with a kitchenette and a



bathroom with shower and toilet. This level accesses a terrace shaded by trees. It is accessible either from the terrace or the chalet.

There is an electric boiler, with radiators, as well as convector heaters. The chalet is on mains drainage.

The chalet is sold furnished.

Some improvement works were carried out in 2015 and in the last 2 years the woodwork, electric boiler, built-in fireplace, kitchen, and tiling have been done. In order to improve the energy performance, insulation work will need to be done.

The chalet has 2 parking spaces.



















