



**alpine-property**

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

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

# Appt. Les Terrasses du Criou, 2

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

**715 000 €uros**



## Contact

Contact **Shane Cunningham** about this property.

**Tel:** +33 6 70 03 50 92

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

# Key Features

<b>Price</b>	715 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	12/02/2024
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	5
<b>Bathrooms</b>	3
<b>Floor area</b>	106.5 m <sup>2</sup>
<b>Heating</b>	Heat pump
<b>Nearest skiing</b>	100 m
<b>Nearest shops</b>	150 m
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	4
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	A (64)
<b>CO2 emissions</b>	A (2)
<b>Agency fees</b>	Paid by the seller

## Property Description

Les Terrasses du Criou is a new development located in Vercland, in the immediate vicinity of the new Vercland gondola, the TC10.

Composed of two chalets, respecting the thermal construction standards of RT2012, this residence will include 4 apartments. It is built and supervised by reputable local tradesmen and architects.

Apartment 2, located on the first and second floor of the easterly chalet, has a total surface area of 112,48m<sup>2</sup> with 106,46m<sup>2</sup> deemed "liveable space". This 5 bedroom duplex enjoys all the benefits of a semi detached chalet in terms of space with minimal maintenance to consider. The generous use of balconies, cleverly incorporated into the design, enables a future owner to fully engage with the beautiful surroundings and mountain vistas beyond.

A covered parking space (with an electricity outlet), an uncovered parking space and a cave large enough to store sport equipment and bikes is included in the sale.

The price also includes an equipped kitchen (induction hob, activated carbon hood, electric oven, dishwasher, fridge, washing machine)

The apartment's floor will be fully tiled with underfloor heating, heated via an individual heat exchange pump.

All the necessary guarantees are in place to ensure your investment with delivery scheduled for end of October 2023.

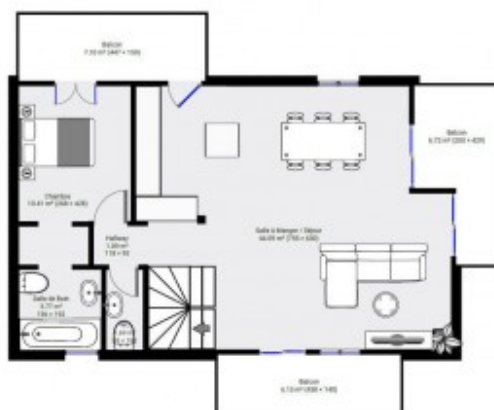
The apartment is sold with reduced notary fees of 2.5%.

The property is covered by the copropriété rules.

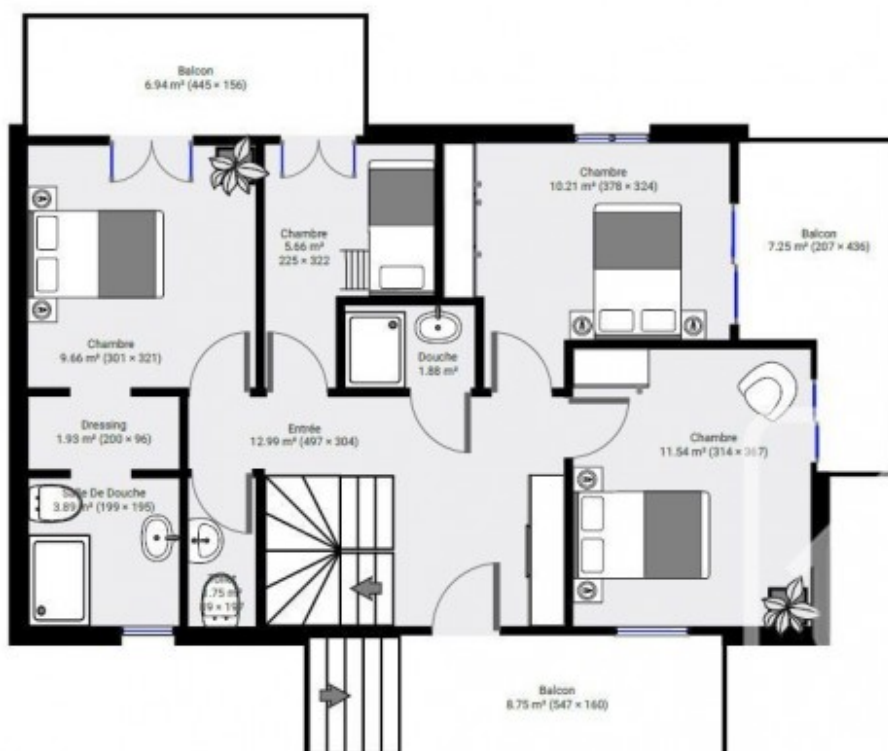
▼ Ground Floor



▼ 1st Floor

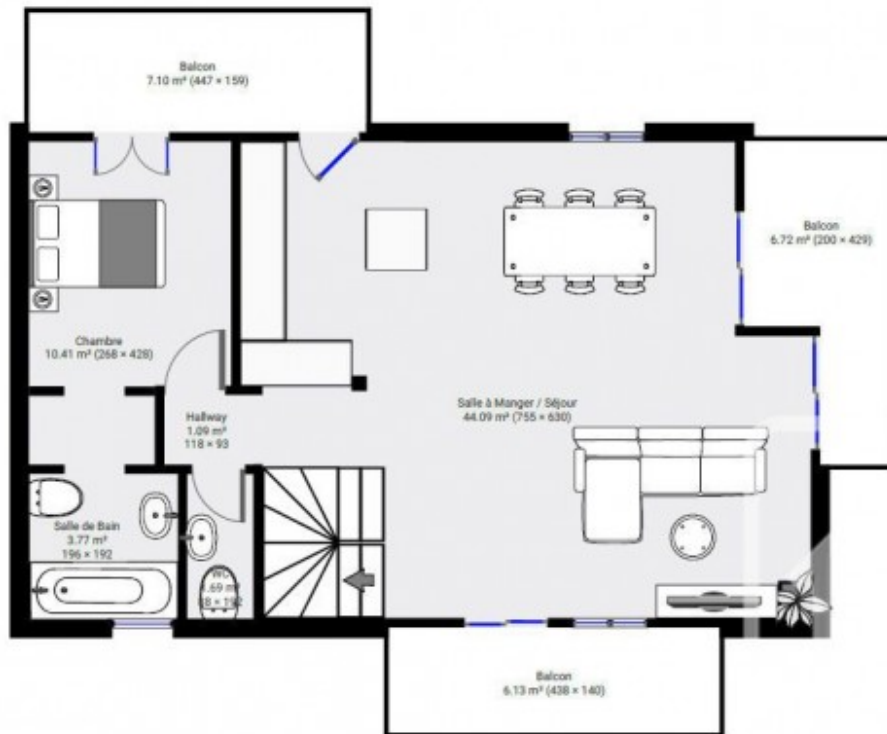


▼ Ground Floor





▼ 1st Floor



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.





















