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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

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# Appt. Gentiane

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

**477 000 €uros**



## Contact

Contact **Lexie Starling** about this property.

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# Key Features

<b>Price</b>	477 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	18/09/2015
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	100 m²
<b>Nearest skiing</b>	200 m
<b>Nearest shops</b>	200 m
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	760.00 Euros
<b>Annual charges</b>	1860.00 Euros
<b>Number of lots</b>	TBC
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	D (191)
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Apartment Gentiane is a well-presented, 3 bedroom, leaseback apartment, situated close to the ski lift and shops in central Samoens. The apartment is located in a prestigious MGM development which has a resident's swimming pool, spa and gym.

The current leaseback agreement for the apartment expires in 2020, at which time the owner can choose to renew the agreement for a further 11 years or to simply retain the apartment for their sole private use. The contract entitles the owner to 4 weeks free use per year, during the out of season months of May/June/ September /October and to rent the apartment during high season at a reduced cost. Full details of the leaseback arrangements are available on request.

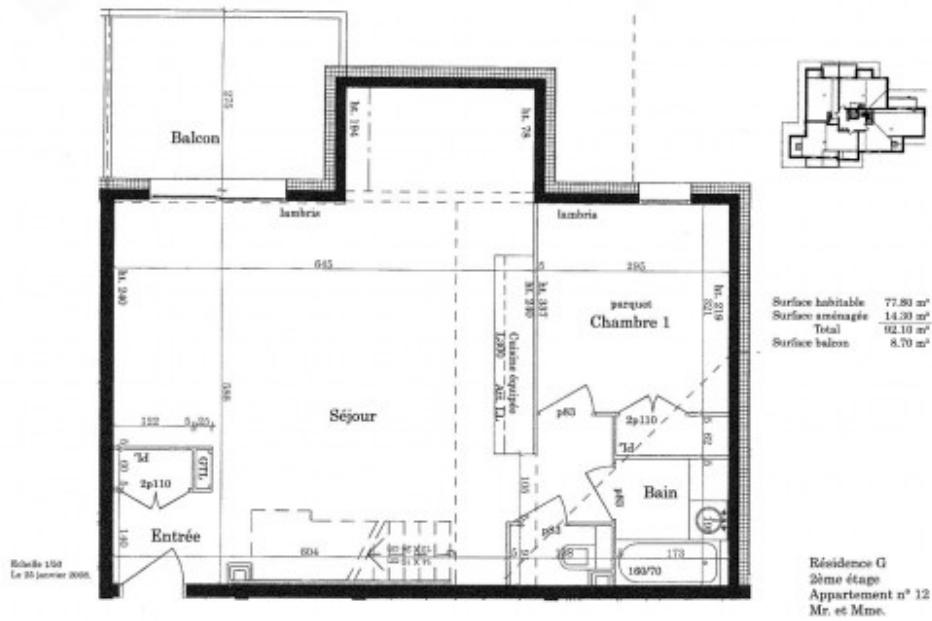
The apartment is in excellent condition and ideally placed for all the local amenities which Samoens and the surrounding area has to offer. It comes fully furnished and has its own covered parking space plus a separate cave/storage and ski locker.

Apartment Gentiane is a duplex apartment, capable of sleeping up to 8 people. It has a floor area of 100m2 and the accommodation comprises:

Ground floor: spacious living room with dining area and kitchen and access to the south facing terrace-balcony, master bedroom, bathroom, WC.

First floor: 2 bedrooms, bathroom, WC.

The property is covered by the copropriété rules.



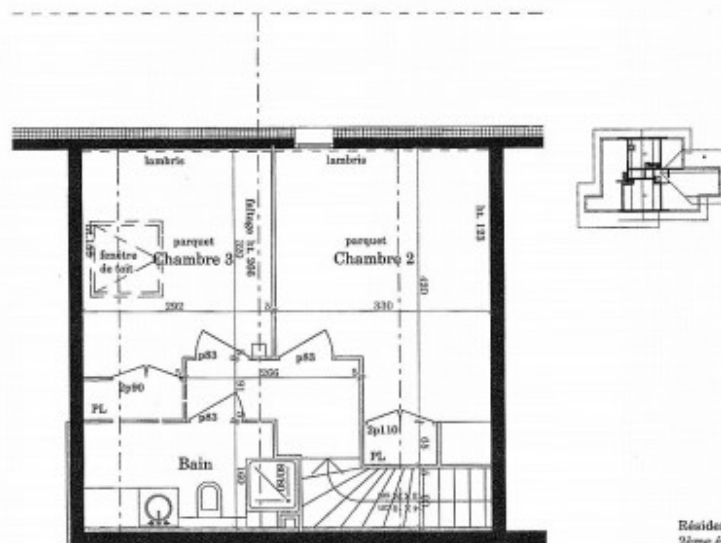


Schéma 100  
Le 10 janvier 2008.

Résidence G  
2ème étage  
Appartement n° 12  
Mr. et Mme.























