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Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Appt. Rivières des Montagnes, 16

Samoëns, Samoëns & Vallée, Grand Massif

559 910 €uros



Contact

Contact about this property.

Tel:

Email:

Key Features

| | |
|---------------------------------|--------------------|
| Price | 559 910 Euros |
| Status | SOLD |
| Last updated | 03/04/2015 |
| Area | Grand Massif |
| Location | Samoëns & Vallée |
| Village | Samoëns |
| Bedrooms | 3 |
| Bathrooms | 3 |
| Floor area | 94 m² |
| Heating | Underfloor heating |
| Chimney | Wood burning stove |
| Nearest skiing | 250 m |
| Nearest shops | 700 m |
| Drainage | Mains drains |
| Number of lots | TBC |
| Procédure en cours | No |
| Energy efficiency rating | TBC |
| CO2 emissions | TBC |
| Agency fees | Paid by the seller |

Property Description

Les Rivières des Montagnes is a new development adjacent to the carpark for the Grand Massif express at Samoëns. At 250m distance from the Grand Massif Express, this makes it the closest accommodation to the ski lift. Not only is the skiing conveniently close but the centre of Samoëns is only a 10min walk. There are riverside walks on the doorstep and the municipal park and swimming pool are within walking distance too.

Apartment 16 is a duplex apartment with a total of 4 balconies. It has a floor area of 94.9m2 and the layout comprises:

Lower level (level 2): entrance, open plan living room with dining area, kitchen and dual aspect balcony. Bedroom 1 with en-suite bathroom/WC and balcony.

Upper level (level 3): bedroom 2 with en-suite shower room/WC, bedroom 3, study, shower room/WC. Balcony.

The kitchens will be fitted. Bathrooms will be fitted with contemporary mixer taps, close-coupled modern WCs, ivory travertine floor to ceiling tiles and heated towel rails.

There will be an underfloor heating system, a multi fuel stove will be a feature of the living area. All windows and doors will be double glazed and constructed from high quality Savoie wood to provide maximum insulation. Internal doors and architraves will be stained softwood and solid panel raised and folding panel doors to continue the contemporary theme. There will be a door phone system and hard wired smoke and heat alarms throughout. Included in the price is a store room for skis and bikes. There will be a communal laundry with commercial dryers.

Private parking is available. Internal spaces cost 17,000€ and external parking is available for 14,000€. There is a free car park adjacent to the building as well.

The property is covered by the copropriété rules.

2nd Floor

BALCONY

SCM1115 27 SCM1210 273

20 100 230 10 307 37 269 126 1,7 SCM115 114 145 60x40 75 60x40 37 126 325 180 548

BEDROOM 1 306

KITCHEN 307

LIVING ROOM 510

DINING ROOM 320

BATHROOM 140

ENTRANCE 16

16 X 0.17 m 15 X 0.28 m

16

190 30 210x1210 30 230x1210 47 180

BALCONY

510 320 307 307 140 100 230 10 307 37 269 126 1,7 SCM115 114 145 60x40 75 60x40 37 126 325 180 548



The floor plan shows a three-bedroom apartment with the following details:

- Overall Dimensions:** 155' x 349' (top section), 179' x 349' (bottom section).
- Rooms and Dimensions:**
 - Living Area: 155' x 349'
 - Kitchen: 155' x 349'
 - Dining Area: 155' x 349'
 - Study: 313' x 155'
 - Bedroom 1: 349' x 155'
 - Bedroom 2: 310' x 155'
 - Bedroom 3: 349' x 155'
 - Bathroom: 155' x 349'
 - Shower: 155' x 349'
 - Balcony: 155' x 349'
- Other Features:**
 - Staircase: 155' x 349'
 - Entrance: 155' x 349'
 - Windows: 155' x 349'
 - Doors: 155' x 349'
 - Fireplace: 155' x 349'
 - TV: 155' x 349'
 - Refrigerator: 155' x 349'
 - Sink: 155' x 349'
 - Stove: 155' x 349'









