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# Appt. Rivières des Montagnes, 17

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

**615 370 €uros**



## Contact

Contact about this property.

**Tel:**

**Email:**

# Key Features

<b>Price</b>	615 370 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	03/04/2015
<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>	104 m <sup>2</sup>
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Wood burning stove
<b>Nearest skiing</b>	250 m
<b>Nearest shops</b>	700 m
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	TBC
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	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 17 is a duplex apartment situated on the second and third floors of the building. It has a floor area of 104.3m<sup>2</sup> and the layout comprises:

Lower level (70.4m<sup>2</sup>): entrance, open plan living/dining room with kitchen and 16m<sup>2</sup> terrace/balcony, bedroom 1, bedroom 2, bathroom, shower room and separate WC.

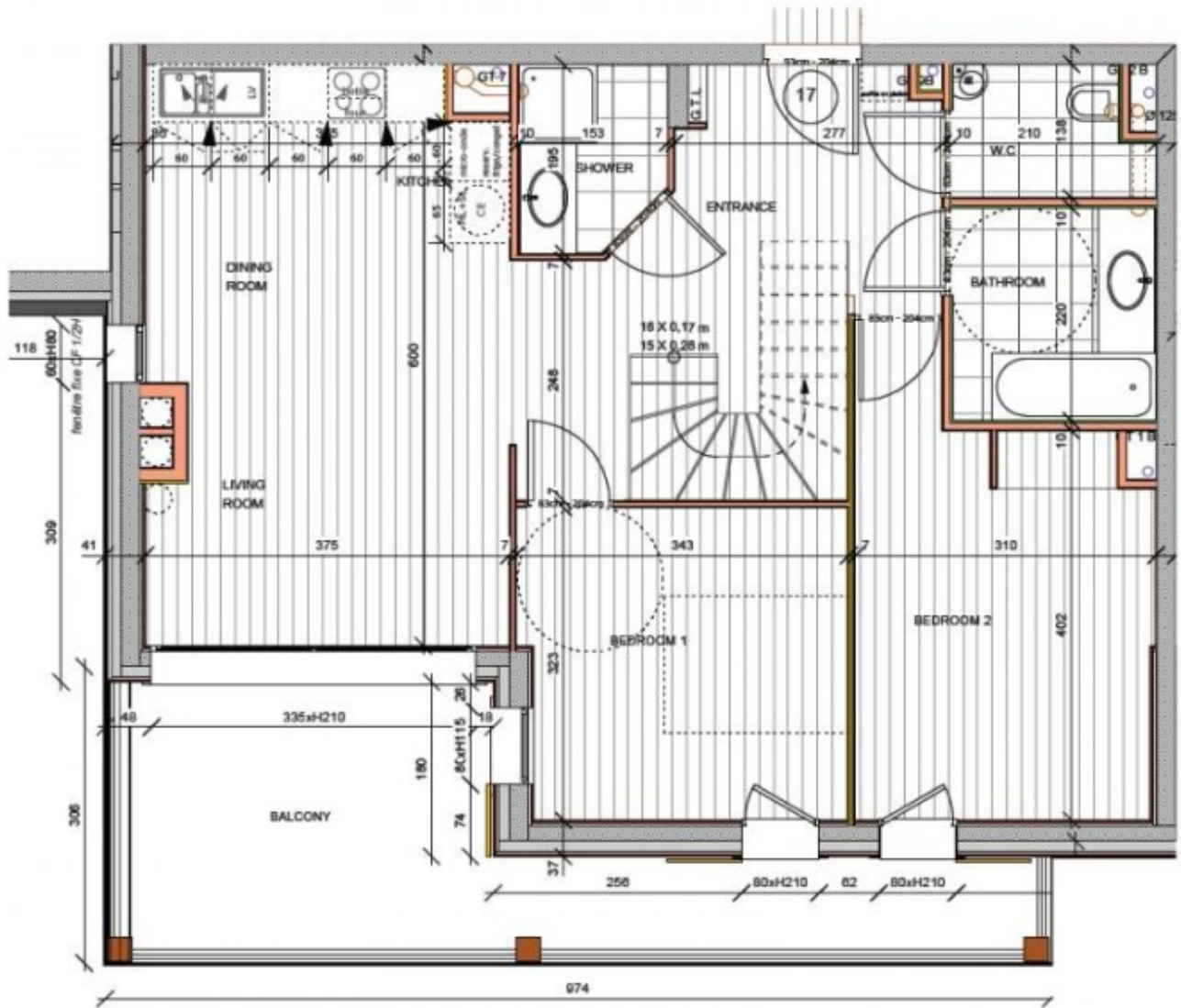
Upper level (33.9m<sup>2</sup>): mezzanine, bedroom 3, bedroom 4, shower room/WC.

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

