

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. Le Chalet d'Emma, 001

Samoëns, Samoëns & Vallée, Grand Massif

299 000 €uros



#### **Contact**

Contact Lexie Starling about this property.

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### **Key Features**

**Price** 299 000 €uros

Status SOLD

Last updated05/10/2015AreaGrand MassifLocationSamoëns & Vallée

Village Samoëns

Bedrooms2Bathrooms1Floor area57 m²Ski accessSki busNearest skiing1.2 kmNearest shops650 m

**Drainage** Mains drains

Number of lotsTBCProcédure en coursNoEnergy efficiency ratingTBCCO2 emissionsTBC

**Agency fees** Paid by the seller

#### **Property Description**

Le Chalet d'Emma is a brand new, chalet-style, development comprising 8 individual apartments.

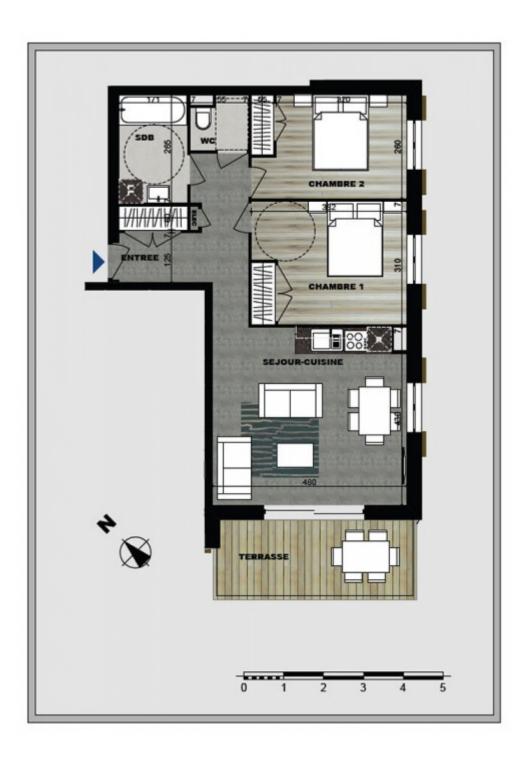
Located in the typically Savoyard hamlet of Le Bérouze, at the entrance to the village of Samoens. the chalet is situated on the ski bus route, with the nearest ski lift (Grand Massif Express) being 1.2km away. The picturesque village centre, with its wide selection of amenities, shops and restaurants, is just 650m away.

The building will be completed to the highest standard, with use of quality finishings throughout. Apartment 001 (see floor plan) has a floor area of 57.39m2. It is a 2 bedroom apartment with open plan living space, fitted kitchen, entrance area, bathroom and separate WC. The apartment is situated on the ground floor and has a private terrace of 9.36m2.

Each apartment comes with it's own cave (separate storage space). There is exterior parking available, plus the option to purchase a garage for an additional cost of 17000,00 euros.

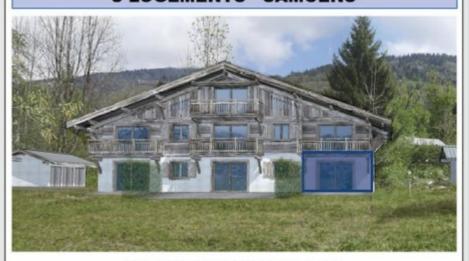
The apartments are being sold off plan and delivery is scheduled for the end of 2015. As part of a new development, the apartments will be subject to reduced notaire's fees.

The property is covered by the copropriété rules.

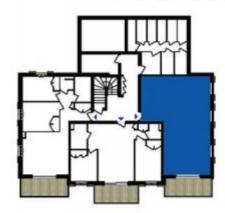


## **LE CHALET D'EMMA**

**8 LOGEMENTS - SAMOENS** 



#### APPARTEMENT TYPE T3 001 REZ-DE-CHAUSSEE



ENTREE 7.95m2
SEJOUR-CUISINE 21.47m2
CHAMBRE 1 11.7m2
CHAMBRE 2 9.8m2
SALLE DE BAINS 4.53m2
WC 1.94m2

SURFACE HABITABLE 57.39m2

BALCON 9.36m2

SURFACE TOTALE 66.75m2