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Appt. Le Chalet d'Emma, 201

Samoëns, Samoëns & Vallée, Grand Massif

359 000 €uros



Contact

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Key Features

Price	359 000 Euros
Status	SOLD
Last updated	09/02/2016
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	3
Bathrooms	2
Floor area	64 m²
Ski access	Ski bus
Nearest skiing	1.2 km
Nearest shops	650 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

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

Located in the typically Savoyard hamlet of Le Bérrouze, at the entrance to the village of Samoëns, 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 201 is situated on the top floor of the building, under the roof-line. It has total floor area of 97.48m², of which 63.97m² is classified as habitable floor space and 33.51m² has a reduced head height of under 1.8m. The accommodation comprises: entrance area, open plan living/dining room with fitted kitchen, bedroom 1 with en-suite shower room, bedroom 2 with dressing room, 'coin montagne', bathroom and separate WC. There is a balcony of 8.72m² off the main living space.

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.

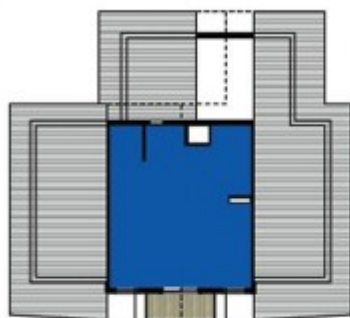


LE CHALET D'EMMA

8 LOGEMENTS - SAMOENS



APPARTEMENT TYPE T3 201 COMBLES



	SURFACE >1.80m	SURFACE <1.80m	SURFACE TOTALE
PALIER BAS	2.26m ²	0m ²	2.26m ²
ESCALIER	5.72m ²	0m ²	5.72m ²
ENTREE	3.48m ²	0m ²	3.48m ²
SEJOUR-CUISINE	23.56m ²	10.35m ²	33.91m ²
CHAMBRE 1	12.80m ²	5.59m ²	18.39m ²
CHAMBRE 2	4.82m ²	6.61m ²	11.43m ²
COIN NUIT	2.41m ²	8.15m ²	10.56m ²
SALLE DE BAINS 1	3.36m ²	0.45m ²	3.81m ²
SALLE DE BAINS 2	1.31m ²	2.36m ²	3.67m ²
WC	2.10m ²	0m ²	2.10m ²
CIRCULATION	2.15m ²	0m ²	2.15m ²
SURFACE HABITABLE	63.97m²	33.51m²	97.48m²
BALCON	8.72m ²	0m ²	8.72m ²
SURFACE TOTALE	72.69m²	33.51m²	106.20m²

Tout en conservant les caractéristiques essentielles du plan, des modifications sont susceptibles d'être apportées à ce plan en fonction des nécessités techniques de la réalisation. Les surfaces indiquées sont approximatives, les retournées leur profondeur, orientation, forme d'eau circule peuvent subir de légères modifications. Les constructeurs ne figurent pas, l'implémentation des équipements figure à simple titre d'illustration.



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