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Appt. 5 Les Carlines

Samoëns, Samoëns & Vallée, Grand Massif

339 000 €uros



Contact

Contact **Lexie Starling** about this property.

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Key Features

| | |
|---------------------------------|---------------------|
| Price | 339 000 Euros |
| Status | SOLD |
| Last updated | 17/01/2022 |
| Area | Grand Massif |
| Location | Samoëns & Vallée |
| Village | Samoëns |
| Bedrooms | 2 |
| Bathrooms | 1 |
| Floor area | 63.5 m ² |
| Heating | Underfloor heating |
| Ski access | Ski bus |
| Nearest skiing | 1.4 km |
| Nearest shops | 200 m |
| Garage | Single |
| Number of lots | 14 |
| Procédure en cours | No |
| Energy efficiency rating | TBC |
| CO2 emissions | TBC |
| Agency fees | Paid by the seller |

Property Description

Nestled into the south-facing mountainside, Residence “Les Carlines” is a stunning new development of 14 apartments in a highly desirable location on the edge of Samoëns village. Offering breath-taking views of the surrounding mountains and expansive Giffre valley, “Les Carlines” is conveniently located within a 5 minute walk of the historical village square.

Apartment 5 is a 63,50m² two bedroom apartment located on the lower ground floor of the development. Comprising of; an entrance with built-in cupboard space leading into a 28,08m² open plan living room with contemporary fitted kitchen, two bedrooms with built-in cupboards, a shower room with walk-in shower and sink, a separate WC and a 13.53m² terrace facing south-east. The apartment also comes with a large private garden of 55m², an underground parking space and lockable cave. A large lockable garage may be purchased separately for an extra 19,500€. There is a lift to access the underground car park and garages.

Included in the price is a fully equipped kitchen (combi oven, microwave, hob, dishwasher, extractor fan and fridge/freezer) and fully fitted bathroom(s). The living area, kitchen, bathrooms, WCs, entrance and corridors will have tiled floors and wooden flooring in the bedrooms.

The apartment will have underfloor heating with its own gas hot water tank. The heating can be controlled remotely, via the internet, using a mobile phone or computer.

A surround sound system may also be installed throughout the apartment at a small extra cost.

We are delighted to work once again with this reputable Annecy based developer who has already delivered a quality residence in Samoëns only last year.

The build is of a high specification and will blend beautifully with its surroundings. Acoustic and thermal levels will be optimal with the building complying to the “NF Habitat” rules and regulations.

All the necessary guarantees are in place to ensure your investment, with delivery scheduled for the last quarter of 2021.

The apartment is sold under the VEFA scheme which means that a purchaser benefits from reduced notary fees of

2.5%

The property is covered by the copropriété rules.















