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Appt. 7 Les Carlines

Samoëns, Samoëns & Vallée, Grand Massif

415 500 €uros



Contact

Contact **Lexie Starling** about this property.

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Key Features

Price	415 500 Euros
Status	UNDER CONTRACT
Last updated	28/02/2020
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	2
Bathrooms	1
Floor area	71.7 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 7 is a 71,71m² two bedroom apartment located on the ground floor of the development. Comprising of; an entrance with built-in cupboard space leading into a 29,42m² open plan living room with contemporary fitted kitchen, two bedrooms with built-in cupboards, an office; a shower room with walk-in shower and sink and a separate WC. Outside, the 9.1m² balcony facing south-west, is accessible from the living area and from bedroom #2. An underground parking space and lockable cave are also included in the sale. 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 first 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.













