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# Appt. Les Carlines 1

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

**575 000 €uros**



## Contact

Contact **Shane Cunningham** about this property.

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# Key Features

<b>Price</b>	575 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	17/01/2022
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	3
<b>Bathrooms</b>	3
<b>Floor area</b>	99.8 m²
<b>Heating</b>	Underfloor heating
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.4 km
<b>Nearest shops</b>	2 km
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	14
<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

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 1 is an 99,80m2 three bedroom duplex apartment located on the lower ground floor and garden floor of the development. Comprising of on the lower ground floor; an entrance with built-in niche cupboard space leading into a 29.68m2 open plan living room with contemporary fitted kitchen; a bedroom; a shower room with WC and a 10.07m2 balcony accessible from the living area and the bedroom. On the garden floor; a laundry room; a storage room; a bathroom, an independent WC; a bedroom with built in wardrobe; an ensuite bedroom with shower and sink. Outside there is a 10.09m2 terrasse accessible from both bedrooms and a 224.08m2 private garden. 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 last quarter of 2021.

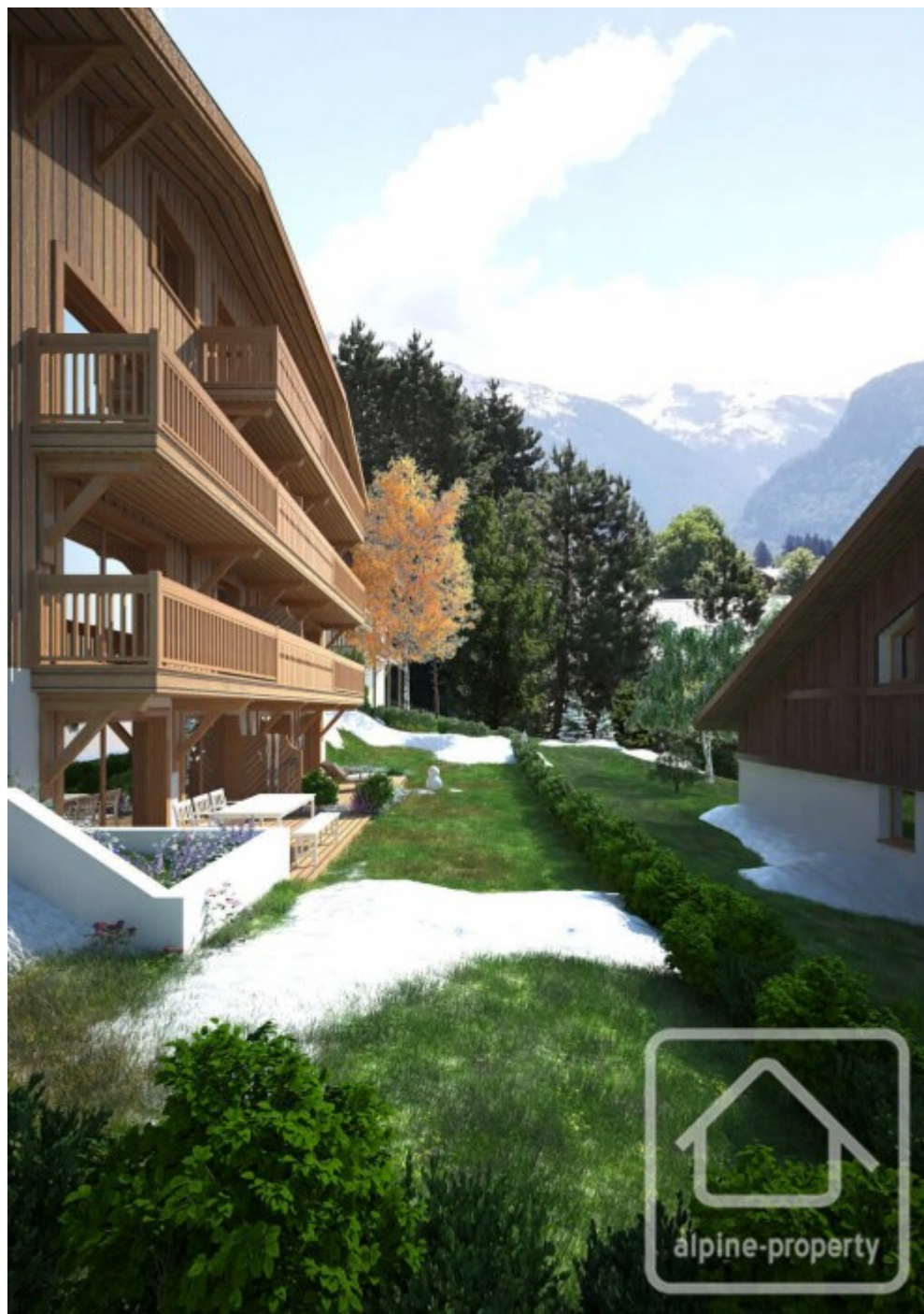
The apartment is sold under the VEFA scheme which means that a purchaser benefits from reduced notary fees of 2.5%.

The property is covered by the copropriété rules.









Richesse et douceur du bois pour une décoration soignée des murs, des cuisines, salles de bains et dressing



appartement n°1

Type : 4 - DUPLEX

Etage : (-2) & RDJ

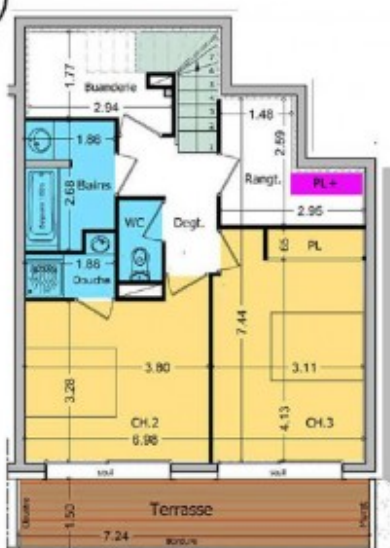
Surface : 99,80 m<sup>2</sup>

Terrasse : 1

Balcon :

Jardin privatif : 1

Garage :



## LOT 1

NIVEAU (-2) & RDJ

TYPE 4 - DUPLEX

99,80 m<sup>2</sup>

### Niveau (-2)

Hall d'entrée	4.97m <sup>2</sup>
Placard 1	0.75m <sup>2</sup>
Placard 2	0.64m <sup>2</sup>
Cuisine / séjour	29.68m <sup>2</sup>
chambre 1	10.72m <sup>2</sup>
Douche / WC	3.58m <sup>2</sup>
Balcon	10.07m <sup>2</sup>

### Niveau Rez-Jardin

Chambre 2	12.93m <sup>2</sup>
Douche	1.94m <sup>2</sup>
Chambre 3	13.35m <sup>2</sup>
Placard	1.18m <sup>2</sup>
Bains	4.51m <sup>2</sup>
WC	1.50m <sup>2</sup>
Buanderie	4.72m <sup>2</sup>
Rangement	5.43m <sup>2</sup>
Dégt.	3.90m <sup>2</sup>
Terrasse	10.09m <sup>2</sup>
Jardin privatif	224.08m <sup>2</sup>

Acquéreur :

Date :

Signature, préalable de la mention  
« lot et approuvé »

Les côtes, les surfaces ainsi que la position des éléments techniques sont donnés sous réserve des impératifs de construction et des tolérances d'exécution. De ce fait, les indications portées sur les plans ne sont qu'approximatives et donc non contractuelles. La position, la dimension et le nombre de radiateurs seront définis ultérieurement suivant l'étude thermique. Les retombées, poutres, faux plafond, équipements et