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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. La Cour des Alpes, 2A

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

**499 000 €uros**



## Contact

Contact **Lexie Starling** about this property.

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# Key Features

<b>Price</b>	499 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	07/12/2021
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	88 m <sup>2</sup>
<b>Heating</b>	Underfloor heating
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	600 m
<b>Nearest shops</b>	200 m
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	11
<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

La Cour des Alps is a unique development in a highly desirable location quietly nestled in the heart of Samoens - equidistant by foot to the Grand Massif Express Ski lift and the charms of the village's shops and restaurants. Composed of two south facing chalets (A and B) this seamlessly finished development will contain 11 apartments in total fusing traditional alpine charm with modern comfort. Delivered by reputable local developers, based in the neighbouring Arve valley, they have a solid portfolio of quality work in and around the Haute-Savoie including several recent successful chalet style developments in Samoens and Morillon,

Apartment 2A is an 88m<sup>2</sup> three bedroom apartment located on the first floor of Chalet A. Comprising of; an entrance, with built-in cupboards leading into a 32.80m<sup>2</sup> open plan living room with contemporary fitted kitchen; an independent WC; a bathroom; a laundry room; two double bedrooms with inbuilt cupboards; a third double bedroom en-suite with a shower and WC; Outside there is a 15m<sup>2</sup> south west facing balcony accessed from the living area and the kitchen. A lockable cave and ski locker are also included in the sale. A large lockable garage may be purchased separately for an extra 17,000€.

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

All the necessary guarantees are in place to ensure your investment, with scheduled delivery for the end of March 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.



*La Cours des Alpes*



Bâtiment A  
1er Etage



Appartement 2A	
T4 1er étage	
Entrée	9,80 m <sup>2</sup>
Séjour cuisine	32,80 m <sup>2</sup>
Chambre 1	11,92 m <sup>2</sup>
Bains 1	3,92 m <sup>2</sup>
Chambre 2	11,51 m <sup>2</sup>
Chambre 3	10,95 m <sup>2</sup>
Bains 2	4,78 m <sup>2</sup>
WC	1,60 m <sup>2</sup>
Lingerie	1,81 m <sup>2</sup>
TOTAL	88,00 m <sup>2</sup>
Balcon	15,00 m <sup>2</sup>



Façade Sud Bat B



Façade Sud Bat A



Note: Les surfaces habitables ne doivent pas excéder de plus de 5% les surfaces habitables réelles.

