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

Tel: +44 (0)208 123 2384
Email: info@alpine-property.com
Web: www.alpine-property.com

Appt. La Cour des Alpes, 4A

Samoëns, Samoëns & Vallée, Grand Massif

520 000 €uros



Contact

Contact **Lexie Starling** about this property.
Tel: +33 6 47 32 08 81
Email: lexie@alpine-property.com

Key Features

Price	520 000 €uros
Status	UNDER CONTRACT
Last updated	25/12/2021
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	3
Bathrooms	2
Floor area	88 m²
Heating	Underfloor heating
Ski access	Ski bus
Nearest skiing	600 m
Nearest shops	200 m
Drainage	Mains drains
Number of lots	11
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	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 4A is an 88m2 three bedroom apartment located on the second floor of Chalet A. Comprising of; an entrance, with built-in cupboards leading into a 32.80m2 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 15m2 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.

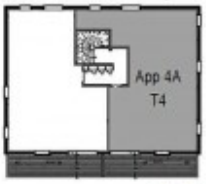
All the necessary guarantees are in place to ensure your investment, with delivery scheduled for March 2021.

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
2ème Etage





Appartement 4A		
T4 2ème Etage		
Entrée	9,80	m²
Séjour cuisine	32,80	m²
Chambre 1	11,92	m²
Bains 1	2,82	m²
Chambre 2	11,51	m²
Chambre 3	10,95	m²
Bains 2	4,78	m²
WC	1,60	m²
Lingerie	1,81	m²
TOTAL	88,00	m²
Balcon	15,00	m²





Note: Les surfaces habitables, les détails architecturaux et les côtes sont susceptibles d'être légèrement modifiés lors de la mise au point définitive.

