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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, 6B

Samoëns, Samoëns & Vallée, Grand Massif

580 000 €uros



Contact

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Key Features

Price	580 000 Euros
Status	UNDER CONTRACT
Last updated	29/11/2021
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	3
Bathrooms	3
Floor area	101 m ²
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 6B is a 101,02m² (25m² under 1m80) three bedroom apartment located on the fourth floor of Chalet B. Comprising of; an entrance, with built-in cupboards leading into a 38.49m² open plan living room with contemporary fitted kitchen; an independent WC; a double bedroom with inbuilt cupboard and ensuite shower room; a second double bedroom with a walk in dressing room and ensuite shower room; a third double bedroom with inbuilt cupboards and en-suite shower room and WC; Outside there is a 12.85m² 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 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



Appartement 6B			
T4 Comblés			
	-1,00m	+0,00m	Total
Surface	5,28 m ²		
Surface habitable	28,49 m ²		
Chambre 1	4,61 m ²	4,58 m ²	9,19 m ²
Bain 1	2,54 m ²	1,58 m ²	4,14 m ²
Chambre 2	6,14 m ²	6,20 m ²	12,34 m ²
Bain 2	2,18 m ²	1,10 m ²	3,28 m ²
Cuisine	6,73 m ²	3,25 m ²	9,98 m ²
Chambre 3	6,97 m ²	6,20 m ²	13,17 m ²
Bain 3	1,99 m ²	0,80 m ²	2,79 m ²
WC	1,61 m ²		
TOTAL	76,02 m ²	25,98 m ²	102,00 m ²
Balcons	10,48 m ²		



Façade Sud Bat B



Façade Sud Bat A



Note: Les surfaces habitables, les m² habitables et les m² sont susceptibles d'être légèrement modifiés lors de la mise au point définitive.

