



**alpine-property**

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](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Appt. Chalet de Bérénice, A03

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

**300 000 €uros**



## Contact

Contact **Shane Cunningham** about this property.

**Tel:** 06 70 03 50 92

**Email:** [shane@alpine-property.com](mailto:shane@alpine-property.com)

# Key Features

<b>Price</b>	300 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	07/09/2020
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Floor area</b>	59.2 m <sup>2</sup>
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	2 km
<b>Nearest shops</b>	1 km
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	57
<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

Chalet de Bérénice is a brand new development by MGM – the highly established and choice constructor of the French Alps. Positioned on a south facing plot just up from the Bérrouze area of Samoens, this programme will contain six alpine chalets composed of freehold apartments set within private gardens and use of a residential indoor swimming pool. It is a 5 minute drive to the main ski gondola in Samoens (GME) and within proximity to the local supermarket. One hour from Geneva, these apartments are easily accessible and perfect as a second home for all year round use.

Apartment A03 is a 59,20m<sup>2</sup> two bedroom apartment located on the ground floor of Chalet A. Comprising of; an entrance, with built-in cupboards, leading into an open plan living room with contemporary fitted kitchen; an independent WC a bathroom; two bedrooms with built-in wardrobes; the master bedroom has an ensuite shower room. Outside there is a 14.20m<sup>2</sup> balcony accessed from the living and dining areas. A lockable cave and ski locker are also included in the sale. An under-ground parking space may be purchased separately for an extra 20,000€.

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

The apartment will have centrally heated radiators with its own gas boiler.

All the necessary guarantees are in place to ensure your investment, with scheduled delivery for Summer 2022

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.



# Les chalets de Bérénice SAMOENS

Chalet A - Niveau +0 - N°3  
Appartement 3 pièces

Surface habitable: 59,20 m<sup>2</sup>  
Surface balcon: 14,20 m<sup>2</sup>



Plan préliminaire ou croquis de répartition. Le croquis peut être amené sous des réserves techniques à compléter selon les modifications de l'agencement de l'appartement (portes, fenêtres, etc.). Le service technique du promoteur informe de la faisabilité et des coûts supplémentaires que ces modifications entraînent dès signature de l'acte authentique. Le mobilier sur ce plan a uniquement valeur d'illustration.

MGM Créateur d'Immobilier d'Exception

ALPES DU NORD • HAUTE-SAVOIE

SAMOËNS



*Les Chalets de Bérénice*



[www.mgm-constructeur.com](http://www.mgm-constructeur.com)

©MGM-12-2011- EMERGENCE - Document non contractuel - Illustration basée à la libre interprétation de l'artiste



Les chalets de Bérénice  
SAMOENS

Chalet A  
Façade Sud



Le 02 décembre 2015.



Les chalets de Bérénice  
SAMOENS

Chalet A  
Façade Ouest

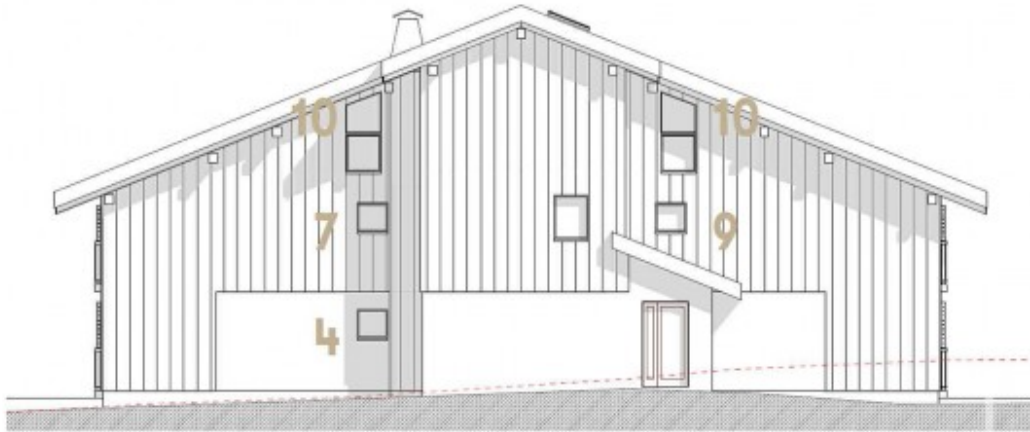


Le 02 décembre 2019.



Les chalets de Bérénice  
SAMOENS

Chalet A  
Façade Nord



Le 02 décembre 2019.



Les chalets de Bérénice  
SAMOENS

Chalet A  
Façade Est



Le 02 décembre 2019.





# Les chalets de Bérénice SAMOENS

Chalets A - B - C - D - E - P  
Plan de masse

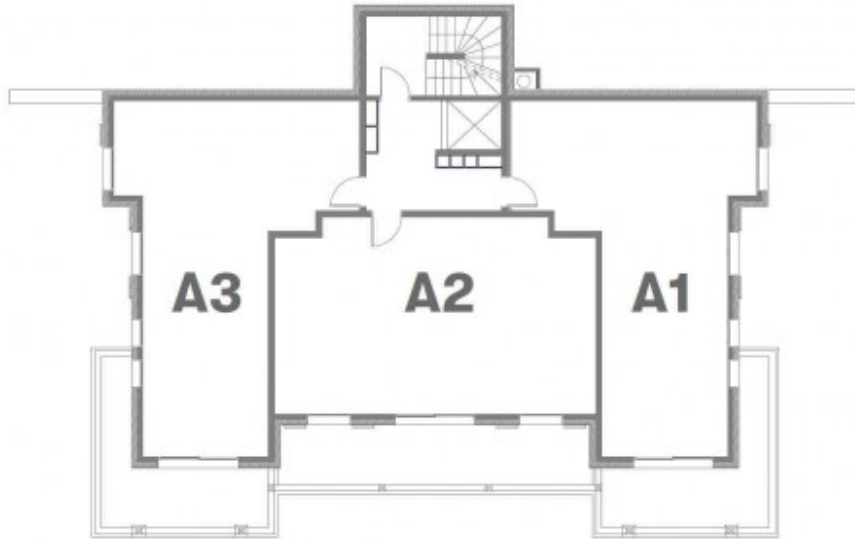


Le 02 décembre 2015



**Les chalets de Bérénice**  
**SAMOENS**

Chalet A  
Niveau +0



Échelle: 1/50  
Le 02 décembre 2011