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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. Loretta

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

**220 000 €uros**



## Contact

Contact **Shane Cunningham** about this property.

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# Key Features

<b>Price</b>	220 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	05/02/2024
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floor area</b>	39.4 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Nearest skiing</b>	50 m
<b>Nearest shops</b>	20 m
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	336.00 Euros
<b>Annual charges</b>	880.00 Euros
<b>Number of lots</b>	17
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	G (492)
<b>CO2 emissions</b>	C (28)
<b>Agency fees</b>	Paid by the seller

## Property Description

This two bedroom apartment is set within a residence dating from the early 1980s. It benefits from an enviable location within 50m of Samoens main ski lift, not to mention easy access to riverside trails, Samoens' lakes and open air swimming pool. Surrounded by conveniences, the bakery and ski shop are on the doorstep.

This second floor apartment measures a habitable surface of 39,44m<sup>2</sup> (loi carrez). It is composed of a hallway, a double bedroom with trapezoid windows that frame Criou mountain beyond, a second bedroom (less than 9m<sup>2</sup>), an independent WC, a bathroom plus an open plan kitchen and living room cosily tucked under the eaves and an east facing balcony. Heating operates on electric convector radiators.

The apartment is sold furnished with an external parking place and two ski lockers.

An underground lockable garage is available to purchase with this property for a price of 18 000€. The garage is located in a neighbouring residence, 150 metres from the apartment.

The property is covered by the copropriété rules.



































