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Alpine Property SAS au capital de $3450 €$ - RCS Thonon les Bains 508578556 - siège: 153 chemin du Chargeau, 74110 Morzine, France Titulaire de la Carte Professionnelle n ${ }^{\circ}$ CPI 74012016000017391 délivrée par la CCI de la Haute Savoie

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## Appt. Argenté

Samoëns, Samoëns \& Vallée, Grand Massif

460000 €uros


## Contact

Contact Shane Cunningham about this property.
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## Key Features

| Price | 460000 €uros |
| :--- | :--- |
| Status | UNDER CONTRACT |
| Last updated | $29 / 01 / 2024$ |
| Area | Grand Massif |
| Location | Samoëns \& Vallée |
| Village | Samoëns |
| Bedrooms | 3 |
| Bathrooms | 2 |
| Floor area | $79.8 \mathrm{~m}^{2}$ |
| Heating | Electric radiators |
| Ski access | Ski bus |
| Nearest skiing | 800 m |
| Nearest shops | 300 m |
| Garage | Covered parking |
| Drainage | Mains drains |
| Taxe foncière | 827.00 €uros |
| Annual charges | 4327.24 €uros |
| Number of lots | 58 |
| Procédure en cours | No |
| Energy efficiency rating $\mathrm{E}(315)$ |  |
| CO2 emissions | $\mathrm{C}(17)$ |
| Agency fees | Paid by the seller |

## Property Description

Apartment Argenté is a westerly facing duplex within a sought after MGM development from 2013. Centrally located and on the ski bus route, this development benefits from a heated indoor swimming pool, an added bonus particularly if you are pursuing a rental return.

This second floor duplex (the building block is serviced by a lift) measures a livable area of 79.80 m 2 (with a total floor space of 91.76 m 2 ). It is composed of a spacious entrance area with built in storage, an independent WC, a master bedroom with an east facing aspect and built in storage, a shower room with sink, an open plan living room with an equipped kitchen and dining area that accesses onto an 11.68 m 2 westerly facing balcony. Upstairs under the eaves are; a large bedroom with bunk beds, two single beds and built in storage, a twin bedroom and a family bathroom with WC

Apartment Argenté also comes with two underground parking spaces, a cave and ski locker.

The property is covered by the copropriété rules.













