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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. Monette

Samoëns, Samoëns & Vallée, Grand Massif

348 000 €uros



Contact

Contact **Lexie Starling** about this property.

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Key Features

| | |
|---------------------------------|---------------------|
| Price | 348 000 Euros |
| Status | SOLD |
| Last updated | 13/07/2021 |
| Area | Grand Massif |
| Location | Samoëns & Vallée |
| Village | Samoëns |
| Bedrooms | 2 |
| Bathrooms | 2 |
| Floor area | 68.2 m ² |
| Heating | Electric radiators |
| Ski access | Ski bus |
| Nearest skiing | 700 m |
| Nearest shops | 10 m |
| Garage | Covered parking |
| Drainage | Mains drains |
| Taxe foncière | 676.00 Euros |
| Annual charges | 2175.00 Euros |
| Number of lots | 34 |
| Procédure en cours | No |
| Energy efficiency rating | E (280) |
| CO2 emissions | C (14) |
| Agency fees | Paid by the seller |

Property Description

Constructed in 2006, this delightful split level apartment is located in Villa Monette one of MGM's flagship residences in Samoëns. With the convenience of the mini market and ski bus stop in immediate proximity, this makes for an enviable location.

Appt Monette is situated on the 3rd floor of the building serviced by a lift. This south facing apartment has a total floor area of 68,28m² of which 54,19m (loi carrez) is deemed habitable (14,09m² with restricted height under 1,80m²).

The external cladding of the entire building was repainted some 18 months ago.

This apartment welcomes you into a dedicated hallway entrance of which there is an independent WC (with hand basin), an integrated storage cupboard, a family bathroom, a double bedroom under the eaves with a vertical south facing panorama of the mountain line, an open plan kitchen (original), dining alcove and living room with a south facing balcony and a west facing window to admire the crisp contours of the Marcellly Mountain.

Stairs take you up to a 'coin montagne' that serves as a TV snug / flexible sleeping arrangements for two plus a twin bedroom with ensuite shower room and WC.

Having enjoyed a reliable rental history, Appt Monette is sold with an underground parking space, cave and exclusive use of a ski locker. The heating operates on electric convactor radiators and an individual hot water tank. Cold water consumption is included in the maintenance charges.

The property is covered by the copropriété rules.























