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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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Les Chalets de Bostan, A02

Samoëns, Samoëns & Vallée, Grand Massif

395 000 €uros



Contact

Contact **Lexie Starling** about this property.

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Key Features

Price	395 000 Euros
Status	UNDER CONTRACT
Last updated	11/03/2024
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	2
Bathrooms	1
Floor area	62.7 m ²
Heating	Underfloor heating
Ski access	Ski bus
Nearest skiing	1 km
Nearest shops	500 m
Garden	Yes
Drainage	Mains drains
Number of lots	18
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Les Chalets de Bostan is a unique development in a highly desirable location quietly nestled in the heart of Samoëns. Composed of four chalets (A, B, C and D) this seamlessly finished development will contain 18 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 Samoëns and Morillon.

Apartment A02 is an 62.66m² two bedroom apartment located on the ground floor of Chalet A. Comprising of; an entrance, with built-in cupboards, leading into a 26.08m² open plan living room with contemporary fitted kitchen; two bedrooms; both bedrooms have built-in cupboards, the master bedroom has direct access to a private terrace; a bathroom with WC; Outside there is a second terrace accessed from the living area and a 15m² private garden. A lockable cave/ski locker is also included in the sale. A large lockable garage may be purchased separately for an extra 18,000€.

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 scheduled delivery for the autumn of 2023.

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.



RDC - A02





Les chalets de Bostan

Route des loisirs 74340 SAMOËNS



Appartement N° A-02	
Nom	Surface habitable
Séjour/cuisine	26.08 m²
Entrée	5.70 m²
Chambre 02	13.01 m²
Chambre 01	12.38 m²
Bains	5.48 m²
RDC A	62.66 m²
	62.66 m²

Terrasses x2 : 7.00 m² + 2.40 m²
Jardin privatif environ 15.0 m²

Appartement T 3
PMR



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