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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, A03

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

**495 000 €uros**



## Contact

Contact **Lexie Starling** about this property.

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# Key Features

<b>Price</b>	495 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	04/05/2023
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Floor area</b>	76.1 m <sup>2</sup>
<b>Heating</b>	Underfloor heating
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1 km
<b>Nearest shops</b>	500 m
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	18
<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

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 A03 is an 76.07m<sup>2</sup> three bedroom apartment, located on the ground floor of Chalet A. Comprising of; an entrance, with built-in cupboards, leading into a 29.88m<sup>2</sup> open plan living room with contemporary fitted kitchen; three double bedrooms; a bathroom with WC; Outside there is a 9.50m<sup>2</sup> terrace accessed from the living area and a 30m<sup>2</sup> 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 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 - A03

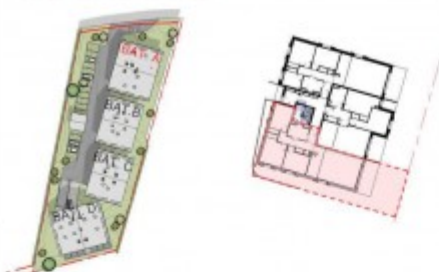






## Les chalets de Bostan

Route des loisirs 74340 SAMOËNS



Appartement N° A-03	
Nom	Surface habitable
Séjour/cuisine	29.86 m <sup>2</sup>
Entrée	2.52 m <sup>2</sup>
Dégagement	6.80 m <sup>2</sup>
Chambre 03	10.23 m <sup>2</sup>
Chambre 02	12.01 m <sup>2</sup>
Chambre 01	9.61 m <sup>2</sup>
Bains	5.02 m <sup>2</sup>
RDC A	76.07 m <sup>2</sup>
	76.07 m <sup>2</sup>

Terrasse 9.50 m<sup>2</sup>  
Surface jardin privatif environ 30.0 m<sup>2</sup>

Appartement T4 PMR



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