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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, A11

Samoëns, Samoëns & Vallée, Grand Massif

435 000 €uros



Contact

Contact **Lexie Starling** about this property.

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Key Features

Price	435 000 Euros
Status	UNDER CONTRACT
Last updated	26/02/2024
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	2
Bathrooms	2
Floor area	65.8 m ²
Heating	Underfloor heating
Ski access	Ski bus
Nearest skiing	1 km
Nearest shops	500 m
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 A11 is an 65,78m² + 4,64m² under 1m80, two bedroom plus bunkroom apartment, located on the first floor of Chalet A. Comprising of; an entrance, with built-in cupboards, leading into a 27,75m² open plan living room with contemporary fitted kitchen; a double bedroom; a second double bedroom with an ensuite shower room; a smaller bunk room; ; a bathroom; an independent WC; Outside there is a 9,00m² balcony accessed from the living area. 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 a purchaser benefits from reduced notary fees of 2.5%.

The property is covered by the copropriété rules.



Les chalets de Bostan

Route des forêts 74340 SAMOËNS



Appartement N° A-11		
Nom	Surface habitable	Surface sous 1.80m
Bains	3.29 m ²	
Bains	1.99 m ²	
Chambre 01	8.98 m ²	+ 1.14 m ²
Chambre 02	8.14 m ²	+ 0.9 m ²
Chambre 03	5.38 m ²	
Dégarçement	6.13 m ²	
Entrée	2.02 m ²	
Séjour/cuisine	27.75 m ²	+ 2.60 m ²
WC	1.58 m ²	
R+1 A	65.78 m ²	+ 4.64 m ²
	65.78 m ²	
	Surface totale : + 70.42 m ²	

Surface balcon 9.00 m²

Appartement T3 Cabine



R+1 - A11



Après les études techniques, les plans architecturaux sont soumis aux autorités de l'urbanisme pour avis et à la mairie pour avis.

Titre: App. A11

Numéro: PLV_54

Date: 19/05/2021

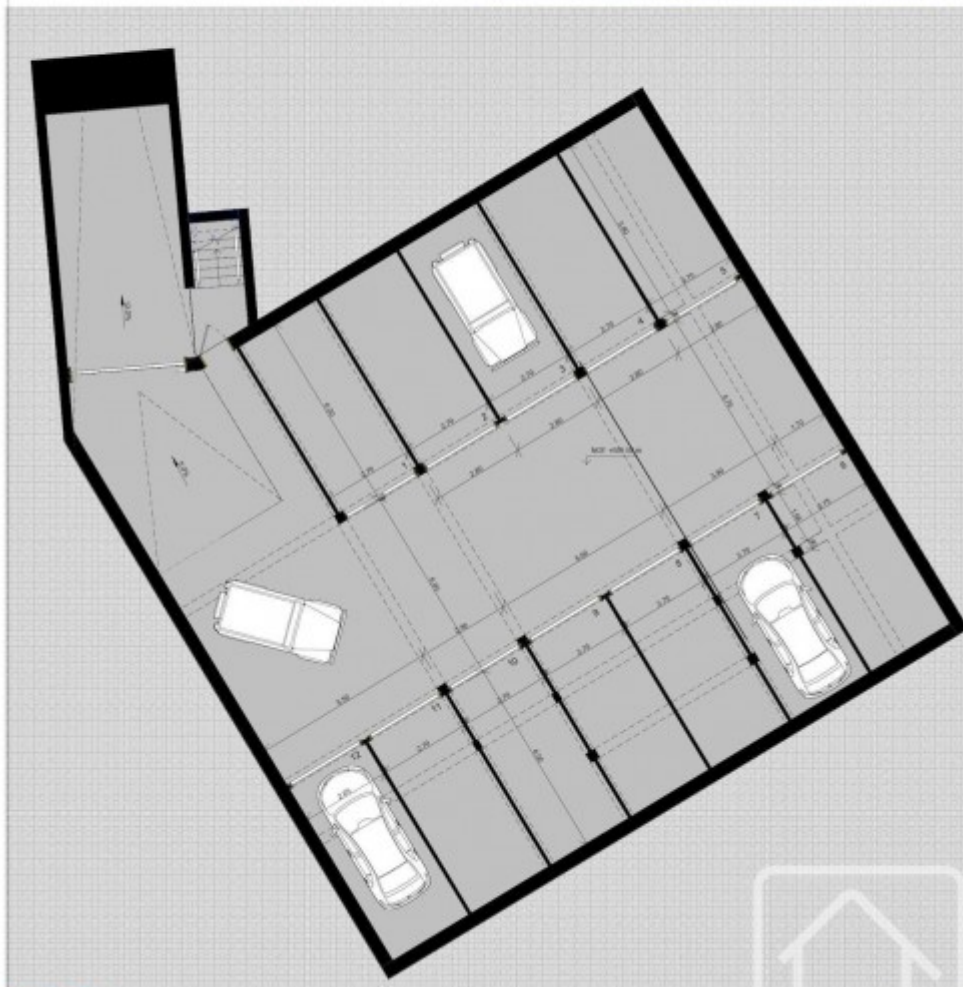
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Maitre d'ouvrage
SAGE, Les Chalets de Bostan
117 Rue de Verbois 74340
SALLANCHES



Les chalets de Bostan

Route des loisirs 74340 SAMOENS



Maître d'œuvre
LD Architectes Associés
117 rue de Vercin - BP 49 -
74302 SALLANCHES cedex
Tél : 04 79 00 00 00
www.ldarchitectes.com

Non valables sans le plan d'implantation des chalets et les plans de section et de coupe.

Titre: Parking Sous
Terrain

Numéro: PLV_19

Date: 16/05/2021

Indice: A

Maître d'ouvrage
SARL Les Chalets de Bostan
117 Rue de Vercin 74302
SALLANCHES

