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# Les Chalets de Bostan, A12

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

**525 000 €uros**



## Contact

Contact **Lexie Starling** about this property.

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# Key Features

<b>Price</b>	525 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	17/02/2022
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	80.4 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>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 A12 is an 80,38m<sup>2</sup> + 14,84m<sup>2</sup> under 1,80m<sup>2</sup> four bedroom duplex apartment, located on the first and second floor of Chalet A. Comprising of on the first floor; an entrance, with built-in cupboards, leading into a 30,44m<sup>2</sup> open plan living room with contemporary fitted kitchen; a double bedroom with built-in cupboards, ensuite shower room and WC and access to a private balcony ; an independent WC; On the second floor; two double bedrooms with in-built storage both with access to a 7,00m<sup>2</sup> balcony; a bathroom; an independent WC. Outside there is a 6,68m<sup>2</sup> 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.



R+1 - A12

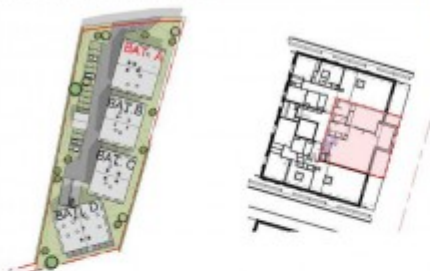


R+1comble - A12



# Les chalets de Bostan

Route des loisirs 74340 SAMOËNS



Appartement N° A-12		
Nom	Surface habitable	Surface sous 1.80
Bains	4.17 m²	
Chambre 01	12.63 m²	
Cuisine	7.13 m²	
Entrée	4.27 m²	
Séjour	30.44 m²	
WC	1.76 m²	
R+1 A	60.41 m²	
Bains	3.34 m²	
Chambre 02	6.78 m²	+ 8.70 m²
Chambre 03	5.92 m²	+ 6.14 m²
Dégarrement	2.60 m²	
WC	1.33 m²	
R+1 COMBLE A	19.97 m²	
Total général	80.38 m²	+ 14.84 m²
Surface totale : 95.20 m²		
Balcon R+1 x 2: 7.00 m² et 2.50 m²		
Balcon R+1 comble x 1: 6.68 m²		

Appartement T4



R+1 - A12



R+1comble - A12

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