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# Les Chalets de Bostan, D02

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

**399 000 €uros**



## Contact

Contact **Lexie Starling** about this property.

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# Key Features

<b>Price</b>	399 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	04/08/2024
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floor area</b>	62.6 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 Samoens. 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 Samoens and Morillon.

Apartment D02 is an 62.62m<sup>2</sup> two bedroom apartment located on the ground floor of Chalet D. Comprising of; an entrance, with built-in cupboards, leading into a 25.48m<sup>2</sup> 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 35m<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 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 - D02





# Les chalets de Bostan

Route des loisirs 74140 SAMOENS



Appartement N° D-02	
Nom	Surface habitable
Bains	5.55 m <sup>2</sup>
Chambre 01	12.35 m <sup>2</sup>
Chambre 02	13.06 m <sup>2</sup>
Entrée	6.18 m <sup>2</sup>
Séjour/cuisine	25.48 m <sup>2</sup>
RDC D	62.62 m <sup>2</sup>
Total général	62.62 m <sup>2</sup>

Terrasses x2: 7.00m<sup>2</sup> et 2.40 m<sup>2</sup>  
 Jardin privatif environ 35.00 m<sup>2</sup>



Appartement T3 PMR



RDC - D02





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