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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, D12

Samoëns, Samoëns & Vallée, Grand Massif

555 000 €uros



Contact

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Key Features

Price	555 000 Euros
Status	UNDER CONTRACT
Last updated	02/05/2024
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	3
Bathrooms	1
Floor area	80.5 m ²
Heating	Underfloor heating
Ski access	Ski bus
Nearest skiing	1 km
Nearest shops	500 m
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 D12 is an 80,52m² + 13,51m² under 1,80m² four bedroom duplex apartment, located on the first and second floor of Chalet D. Comprising of on the first floor; an entrance, with built-in cupboards, leading into a 30,96m² 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 6,60m² balcony; a bathroom; an independent WC. Outside there is a 7,00m² 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.

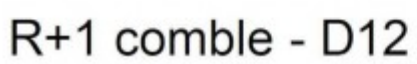
All the necessary guarantees are in place to ensure your investment, with scheduled delivery for the autumn of 2023.

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.



R+1 - D12





Les chalets de Bostan

Route des loisirs 74340 SAMOËNS



Appartement N° D-12		
Nom	Surface habitable	Surfaces sous 1.80m
Bains	4.03 m²	
Chambre D1	12.23 m²	
Cuisine	7.12 m²	
Entrée	4.41 m²	
Séjour	30.96 m²	
WC	1.83 m²	
R+1 D	60.56 m²	
Bains	3.31 m²	
Chambre 02	6.03 m²	+ 5.88 m²
Chambre 03	6.64 m²	+ 7.63 m²
Dégagement	2.64 m²	
WC	1.33 m²	
R+1 COVIBLE D	19.94 m²	
Total général	90.52 m²	+13.51 m²
Surface total: 94.03 m²		



Appartement T4

Balcons x2 R+1 : 7.00 m² et 2.40 m²
Balcon x1 R+1+ comble: 6.60 m²



R+1 - D12



R+1 comble - D12

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