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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, B01

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

**640 000 €uros**



## Contact

Contact **Lexie Starling** about this property.

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# Key Features

<b>Price</b>	640 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	22/02/2023
<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>	93.2 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 B01 is an 93.26m<sup>2</sup>, three bedroom duplex apartment with garage, located on the ground and first floor of Chalet B. Comprising of, on the ground floor; an entrance, an independent WC, a boiler room, a lockable garage, a hallway with cloak room leading into a 28,95m<sup>2</sup> open plan living room with contemporary fitted kitchen. On the first floor there is a double bedroom with built-in cupboards, ensuite shower room and WC; two further bedrooms one of which has a walk-in wardrobe; an independent WC and a bathroom. Outside there is a 11.50m<sup>2</sup> terrace and a 45m<sup>2</sup> private garden, accessed from the living area. A lockable cave / ski locker is also included in the sale.

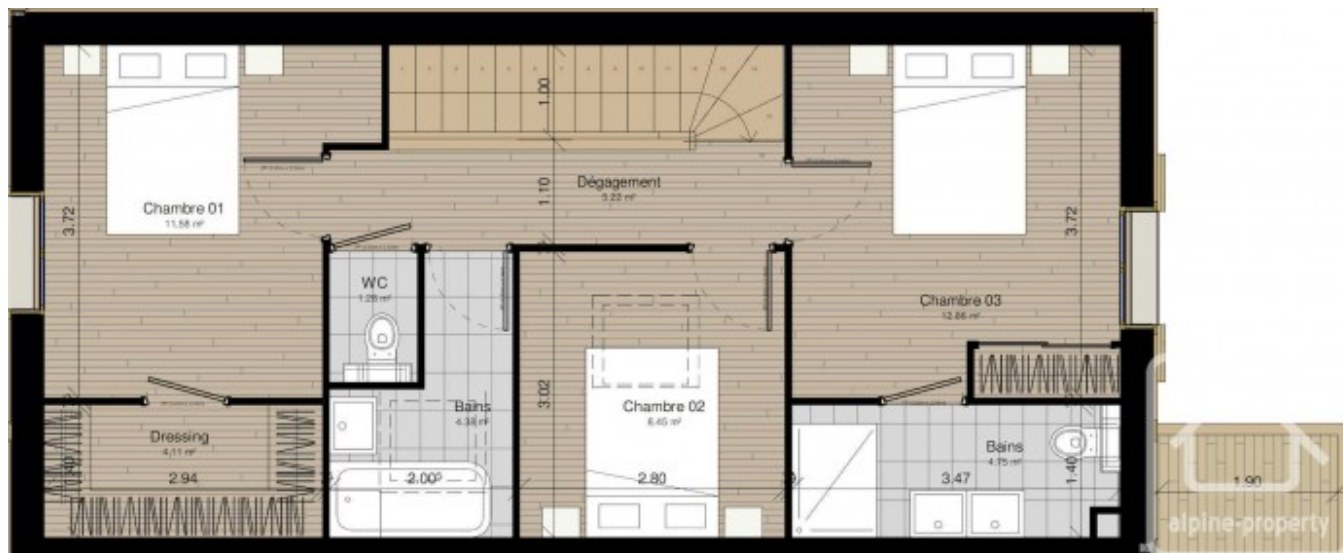
Included in the price is a fully equipped kitchen (combi oven, hob, dishwasher, extractor fan and fridge/freezer) and fully fitted bathroom(s). The kitchen, bathrooms, WCs, entrance and corridors will have tiled floors with wooden flooring in the living room and bedrooms.

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 CHALET DE BOSTAN

Rue des Jardi 74340 SALLANCHES



Appartement N° B-01	
Nom	Surface habitable
WC	1.60 m²
Séjour/sal	33.54 m²
Cuisine	5.36 m²
Chambre	2.14 m²
WC S	41.03 m²
WC	1.34 m²
Débarcad	5.35 m²
Closet	3.80 m²
Chambre G	12.89 m²
Chambre G	6.40 m²
Chambre G	11.59 m²
Patio	4.10 m²
Stair	3.75 m²
WC N	742.92 m²
Total général	90.28 m²
Surface Terrasse	11.80 m²
Jardin privat	40.00 m²



1 RDC - B01



2 R+1 - B01



M&A Architectes  
107 Rue de Bostan 74340 SALLANCHES  
06 83 83 83 83

PROJET DE CONSTRUCTION D'UN CHALET EN BOIS ET PIERRE

Titre: App. B01 Numéro: PLV\_87 Date: 18/03/2022 Indiv: C

Maître d'ouvrage  
SARL Les Chalets de Bostan  
107 Rue de Bostan 74340 SALLANCHES





