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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, B03

Samoëns, Samoëns & Vallée, Grand Massif

645 000 €uros



Contact

Contact **Lexie Starling** about this property.

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Key Features

Price	645 000 Euros
Status	UNDER CONTRACT
Last updated	11/03/2024
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	3
Bathrooms	2
Floor area	93.2 m ²
Heating	Underfloor heating
Ski access	Ski bus
Nearest skiing	1 km
Nearest shops	500 m
Garden	Yes
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 B03 is an 93.23m², 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 29.05m² 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 11.50m² terrace and a 50m² 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 CHALETs DE BOSTAN

Route des Iséres 74340 SALLANCHES



Appartement N° 0-03	
Nom	Surface habitable
Chauffage	2.02 m²
Entrée	3.06 m²
Salon/Séjour	20.34 m²
WC	1.75 m²
REDC B	41.03 m²
Bain	3.15 m²
Bain	4.19 m²
Chambre B1	11.56 m²
Chambre B2	8.47 m²
Chambre B3	12.98 m²
Dressing	3.55 m²
Dégarçement	5.54 m²
WC	1.33 m²
Pvt 1 B	70.14 m²
Total général	103.23 m²
Surface Terrasse	11.58 m²
Jardin privatif	60.00 m²
Appartement T4	



1 RDC - B03



2 R+1 - B03



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SARL Les Chalets de Bostan
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SALLANCHES

Site: App. B03
Maison: P02_08
Date: 18/03/2022
Statut: C



