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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, C01

Samoëns, Samoëns & Vallée, Grand Massif

640 000 €uros



Contact

Contact **Lexie Starling** about this property.

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Key Features

Price	640 000 Euros
Status	UNDER CONTRACT
Last updated	07/09/2024
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	3
Bathrooms	2
Floor area	91.6 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 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 C01 is an 91.65m², three bedroom duplex apartment with garage, located on the ground and first floor of Chalet C. 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 29,18m² 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 60m² 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.



1 RDC - C01



2 R+1 - C01

LES CHALET DE BOSTAN

Rue des Landes 7430 SAMOËNS



Appartement N° C-01	
Nom	Surface habitable
Chaudière	2,14 m²
Cuisine	3,98 m²
Séjour/salotin	11,62 m²
WC	1,68 m²
RDC C	29,58 m²
Bain	3,79 m²
Bain	4,02 m²
Chambre 01	11,61 m²
Chambre 02	9,48 m²
Chambre 03	10,89 m²
Dressing	1,65 m²
Déplacement	5,34 m²
WC	1,31 m²
WC D	52,27 m²
Total général	81,85 m²

Surface Terrasse 11,90 m²
Jardin privatif 68,06 m²
Appartement T4



1 RDC - C01



2 R+1 - C01

Maître d'ouvrage
US RAVINIERE ASSOCIÉE
 110 rue de l'Église - BP 461
 74300 SALLANCHES
 0782112121 / 0782112122

N° de permis de construire en construction de logement en zone d'aménagement de logement social (ZAL) en cours de réalisation.
 N° de permis: **ADD_091** Numéro: **PLV_18** Date: **18/03/2022** Volume: **8**

Maître d'ouvrage
SARL Les Chalets de Bostan
 100 Rue de l'Église 74300
 SALLANCHES



