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# Les Chalets de Bostan, C02

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

**760 000 €uros**



## Contact

Contact **Lexie Starling** about this property.

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# Key Features

<b>Price</b>	760 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	31/07/2024
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Floor area</b>	115.7 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 C02 is an 115,69m<sup>2</sup> plus 3,05m<sup>2</sup> under 1m80, four bedroom triplex apartment with garage, located on the ground, first and second floor of Chalet C. Comprising of, on the ground floor; an entrance, an independent WC, a laundry room, a lockable garage, a hallway with cloak room leading to two double bedrooms with in-built wardrobes, a 11,50m<sup>2</sup> terrasse and a 25m<sup>2</sup> private garden are accessed from both bedrooms. On the first floor there is a 34,91m<sup>2</sup> open plan living room with contemporary fitted kitchen and pantry; a 16m<sup>2</sup> balcony is accessed from the living room; a double bedroom with built-in cupboards and ensuite shower room and an independent WC; On the second floor there is a double bedroom with walk-in wardrobe; a bathroom with WC and an office space; 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.

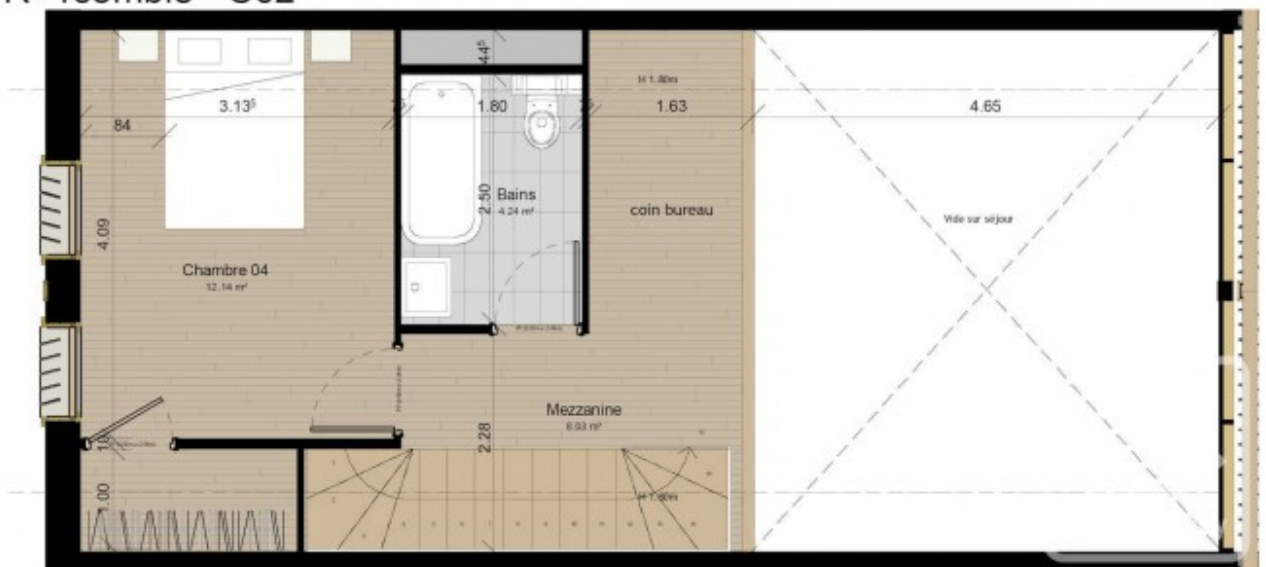
1 RDC - C02



2 R+1 - C02



3 R+1comble - C02





# Les chalets de Bostan

Route des loisirs 74340 SAMOËNS



Appartement T5

Appartement N° C-02		
Nom	Surface habitable	Surface sous 1.80m
Bains	2.72 m <sup>2</sup>	+0.20 m <sup>2</sup>
Chambre 01	9.27 m <sup>2</sup>	+1.85 m <sup>2</sup>
Chambre 02	9.27 m <sup>2</sup>	+1.00 m <sup>2</sup>
Dressing	1.36 m <sup>2</sup>	+3.05 m <sup>2</sup>
Entrée	11.61 m <sup>2</sup>	
Lingerie	1.63 m <sup>2</sup>	
WC	1.67 m <sup>2</sup>	
RDC C	37.54 m <sup>2</sup>	
Bains	3.59 m <sup>2</sup>	
Celler	2.32 m <sup>2</sup>	
Chambre 03	11.23 m <sup>2</sup>	
Séjour/cuisine	34.91 m <sup>2</sup>	
WC	1.69 m <sup>2</sup>	
R+1 C	53.74 m <sup>2</sup>	
Bains	4.24 m <sup>2</sup>	
Chambre 04	12.14 m <sup>2</sup>	
Mezzanine	8.03 m <sup>2</sup>	
R+1 COMBLE C	24.40 m <sup>2</sup>	
<b>Total général</b>	<b>115.69 m<sup>2</sup></b>	<b>+3.05 m<sup>2</sup> = 118.74m<sup>2</sup></b>



Surface balcon R+1: 16.00 m<sup>2</sup>  
 Surface terrasse RDC: 11.99 m<sup>2</sup>  
 Jardin privatif: 25.00 m<sup>2</sup>



1 RDC - C02



2 R+1 - C02



3 R+1comble - C02

