



alpine-property

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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Les Chalets de Bostan, C02

Samoëns, Samoëns & Vallée, Grand Massif

760 000 €uros



Contact

Contact **Lexie Starling** about this property.

Tel: +33 6 47 32 08 81

Email: lexie@alpine-property.com

Key Features

Price	760 000 Euros
Status	UNDER CONTRACT
Last updated	02/05/2024
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	4
Bathrooms	3
Floor area	115.7 m²
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 C02 is an 115,69m² plus 3,05m² 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 11,50m² terrasse and a 25m² private garden are accessed from both bedrooms. On the first floor there is a 34,91m² open plan living room with contemporary fitted kitchen and pantry; a 16m² 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

1 RDC - C02

Nom	Surface habitable	Surface sous 1.80m
Bains	2.72 m²	+0.20 m²
Chambre 01	9.27 m²	+1.85 m²
Chambre 02	9.27 m²	+1.00 m²
Dressing	1.36 m²	+3.05 m²
Entrée	11.61 m²	
Lingerie	1.63 m²	
WC	1.67 m²	
RDC C	37.54 m²	
Bains	3.59 m²	
Cellier	2.32 m²	
Chambre 03	11.23 m²	
Séjour/cuisine	34.91 m²	
WC	1.69 m²	
R+1 C	53.74 m²	
Bains	4.24 m²	
Chambre 04	12.14 m²	
Mezzanine	8.03 m²	
R+1 COMBLE C	24.40 m²	
Total général	115.69 m²	+3.05 m² = 118.74m²



Surface balcon R+1 16.00 m²
Surface terrasse RDC 11.90 m²
Jardin privatif 25.00 m²



2 R+1 - C02



3 R+1comble - C02

