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# Appt.Cascade

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

**275 000 Euros**



## Contact

Contact **Shane Cunningham** about this property.

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# Key Features

<b>Price</b>	275 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	07/06/2022
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floor area</b>	46.2 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Nearest skiing</b>	1.2 km
<b>Nearest shops</b>	600 m
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Annual charges</b>	3000.00 Euros
<b>Number of lots</b>	125
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (274)
<b>CO2 emissions</b>	B (8)
<b>Agency fees</b>	Paid by the seller

## Property Description

Appartement Cascade is a fabulous two bedroom, duplex apartment conveniently situated on the edge of Samoëns village. Located on the second and third floor of a well laid out residence, the property offers 44,62m<sup>2</sup> of living space and a total floor space of 46,21m<sup>2</sup>. Built in 2005, the apartment recently underwent a complete renovation with a new bathroom, kitchen and hot water tank being installed and all furniture and light fittings being upgraded to a very high standard. Facing south and west, the 7,57m<sup>2</sup> wraparound balcony offers beautiful vistas of the Cascade du Nant d'Ant and the surrounding Giffre valley.

On the first floor there is an entrance area with storage for coats and shoes, a bunk room, an independent WC, a shower room and an open plan kitchen / living room with access to the balcony. On the second floor there is a spacious double bedroom with built in wardrobe and office area.

The apartment benefits from lift access, an exterior parking space and an underground parking space with built in storage. Owners have access to the fabulous onsite facilities at La Ferme de Samoëns which include a games room, an indoor heated pool and an exterior pool, open only during the summer months.

The village is less than 10 minutes walk from the property and there is a convenient ski bus stop 100 metres away from the door.

The property is covered by the copropriété rules.





















