



**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](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Appt. Orlaya

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

**440 000 €uros**



## Contact

Contact **Lexie Starling** about this property.

**Tel:** +33 6 47 32 08 81

**Email:** [lexie@alpine-property.com](mailto:lexie@alpine-property.com)

# Key Features

<b>Price</b>	440 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	31/05/2022
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	71.4 m <sup>2</sup>
<b>Heating</b>	Gas
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1 km
<b>Nearest shops</b>	200 m
<b>Garden</b>	No
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Annual charges</b>	1563.00 Euros
<b>Number of lots</b>	13
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	C (82)
<b>CO2 emissions</b>	C (19)
<b>Agency fees</b>	Paid by the seller

## Property Description

This three bedroom apartment is well located in a quiet sought after spot of Samoens, just five minutes walk from the village centre. The residence, composed of 13 apartments, was recently constructed in 2017 by a reputable local developer based in Annecy. There is a ski bus stop approximately 200m away to shuttle you to the main ski gondola in Samoens to access the Grand Massif Ski Domaine (265 Km of pistes).

Apartment Orlaya is on the first floor of the building with a habitable surface of 71.4m<sup>2</sup>. It is composed of an entrance and corridor area from which you will find three bedrooms (one is ensuite), a family bathroom, separate WC, built in storage and a contemporary open plan kitchen and living space (28.76m<sup>2</sup>).

There is a north facing balcony accessed by the living room and 2 bedrooms, with a view of the Criou, symbolic of Samoens. The living room is light and airy, thanks to an additional east facing deep balcony.

Radiators are heated by a gas fired boiler.

Also included in the price is a cave (secure storage area) and single 14.5m<sup>2</sup> garage.

The property is covered by the copropriété rules.





















