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# Appt Ruby

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

**550 000 €uros**



## Contact

Contact **Lexie Starling** about this property.

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# Key Features

<b>Price</b>	550 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	03/03/2023
<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>	100 m²
<b>Heating</b>	Electric radiators
<b>Chimney</b>	None
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.3 km
<b>Nearest shops</b>	700 m
<b>Taxe foncière</b>	967.00 Euros
<b>Annual charges</b>	4447.72 Euros
<b>Number of lots</b>	58
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (275)
<b>CO2 emissions</b>	C (14)
<b>Agency fees</b>	Paid by the seller

## Property Description

Apartment Ruby is a spacious 4 bedroom ground floor apartment situated in a peaceful yet central development constructed by MGM in 2013. The development has been laid out in such a fashion as to allow plenty of communal green areas between the buildings with all paths leading to the fabulous indoor private swimming pool, open year round.

An easy 5 minute walk will take you to the local amenities and restaurants and the ski bus can be picked up at several points within 150m of the residence. During summer you can amble, within a few minutes on foot or bike via the dedicated cycle route, to the local lakes, tennis courts or outdoor swimming pool.

This bright, south facing apartment cleverly mixes brushed wood, antique tiles and lightly decorated walls to blend mountain rustic with contemporary design. From the entrance area with built in storage and shelving unit, wide flowing corridors lead to the open plan living area and the bedrooms. It has a large family bathroom with a walk-in Italian shower, an independent WC, a double bedroom with ensuite shower room and WC, a decent sized bunk room with space saving storage under the bunk beds and a master bedroom with ensuite shower room and WC. This bedroom has private access onto a sunny south facing terrace. Further along, is a fourth bedroom with twin beds again with built in storage. The sociable open plan kitchen and living space contains a comfortable sofa/tv area, a large wooden dining table and a spacious, modern kitchen beautifully finished in brushed pine. From the dining area sliding double doors lead to a panoramic south facing terrace, with ample space for a table and chairs, for relaxing and enjoying the views. In its current layout the whole apartment benefits from wheelchair accessibility (shower, WC, kitchen and bedroom)

The apartment also comes with private underground parking, 2 cellars and a communal bike storage facility.

The property is covered by the copropriété rules.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



















