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# Appt. Les Terrasses du Criou, 1

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

**390 000 €uros**



## Contact

Contact **Shane Cunningham** about this property.

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# Key Features

<b>Price</b>	390 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	12/02/2024
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	3
<b>Bathrooms</b>	1
<b>Floor area</b>	57.9 m <sup>2</sup>
<b>Heating</b>	Heat pump
<b>Nearest skiing</b>	100 m
<b>Nearest shops</b>	150 m
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	4
<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 Terrasses du Criou is a new development located in Vercland, in the immediate vicinity of the new Vercland gondola, the TC10.

Composed of two chalets, respecting the thermal construction standards of RT2012, this residence will include 4 apartments. It is built and supervised by reputable local tradesmen and architects.

Apartment 1, located on the garden level of the easterly chalet, has a liveable surface area of 57.95m<sup>2</sup>. It includes an entrance hall leading to the open plan kitchen living room with a surface area of 24.19m<sup>2</sup> and acces to the garden, two bedrooms also with access to the garden, an office / bunkroom and a fully fitted family bathroom.

The apartment has a private garden of approximately 143m<sup>2</sup> facing north and east.

A covered parking space (with an electricity outlet), an uncovered parking space and a private ski locker are included in the sale.

The price also includes an equipped kitchen (induction hob, activated carbon hood, electric oven, dishwasher, fridge, washing machine)

The apartment's floor will be fully tiled with underfloor heating, heated via an individual heat exchange pump.

All the necessary guarantees to ensure your investment with delivery scheduled for end of March 2023.

The apartment is sold with reduced notary fees of 2.5%.

The property is covered by the copropriété rules.



APPARTEMENT 1 REZ DE JARDIN EST - FAÇADE SUD



APPARTEMENT 1 REZ DE JARDIN EST - FAÇADE NORD





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