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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

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Appts. L'Éloge du Poète, A01

Samoëns, Samoëns & Vallée, Grand Massif

487 000 €uros



Contact

Contact **Shane Cunningham** about this property.

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Key Features

| | |
|---------------------------------|---------------------|
| Price | 487 000 Euros |
| Status | FOR SALE |
| Last updated | 02/11/2024 |
| Area | Grand Massif |
| Location | Samoëns & Vallée |
| Village | Samoëns |
| Bedrooms | 2 |
| Bathrooms | 1 |
| Floor area | 65.6 m ² |
| Land area | 65 m ² |
| Heating | Combined system |
| Chimney | None |
| Ski access | Ski bus |
| Nearest skiing | 1.2 km |
| Nearest shops | 280 m |
| Garden | Yes |
| Garage | Covered parking |
| Drainage | Mains drains |
| Number of lots | 12 |
| Procédure en cours | No |
| Energy efficiency rating | TBC |
| CO2 emissions | TBC |
| Agency fees | Paid by the seller |

Property Description

Discover the ultimate mountain lifestyle at the new residence, L'Eloge du Poète, where you can breathe in the crisp air and leave your car behind in the parking lot. With an apartment here, you're not just investing in a ski area; you're embracing a year-round haven of activities. From exhilarating summer hikes amidst lush forests to tranquil lakeside strolls, every season offers something spectacular just steps from your door.

Immerse yourself in the rich heritage of Samoëns with this thoughtfully designed apartment, offering breathtaking views of Le Criou. Inspired by the legacy of Jean-Alfred Mogenet, a local poet and farmer whose verses captured the essence of local mountain life, the residence pays homage to the village's distinguished history. Each apartment in this development is meticulously crafted with top-of-the-line amenities and customizable options, ensuring your dream home becomes a reality.

Apartment A01 is a 65.56m², two bedroom ground floor apartment consisting of; an entrance area, an open plan kitchen and living / dining room, two double bedrooms, a bathroom, a 10.22m² private terrasse and a 54.77m² private garden.

Apartment A01 offers the option of an alternate floor plan, featuring an additional independent WC and a bunk room alongside the original layout. A plan for this alternative layout is included in our photo reel.

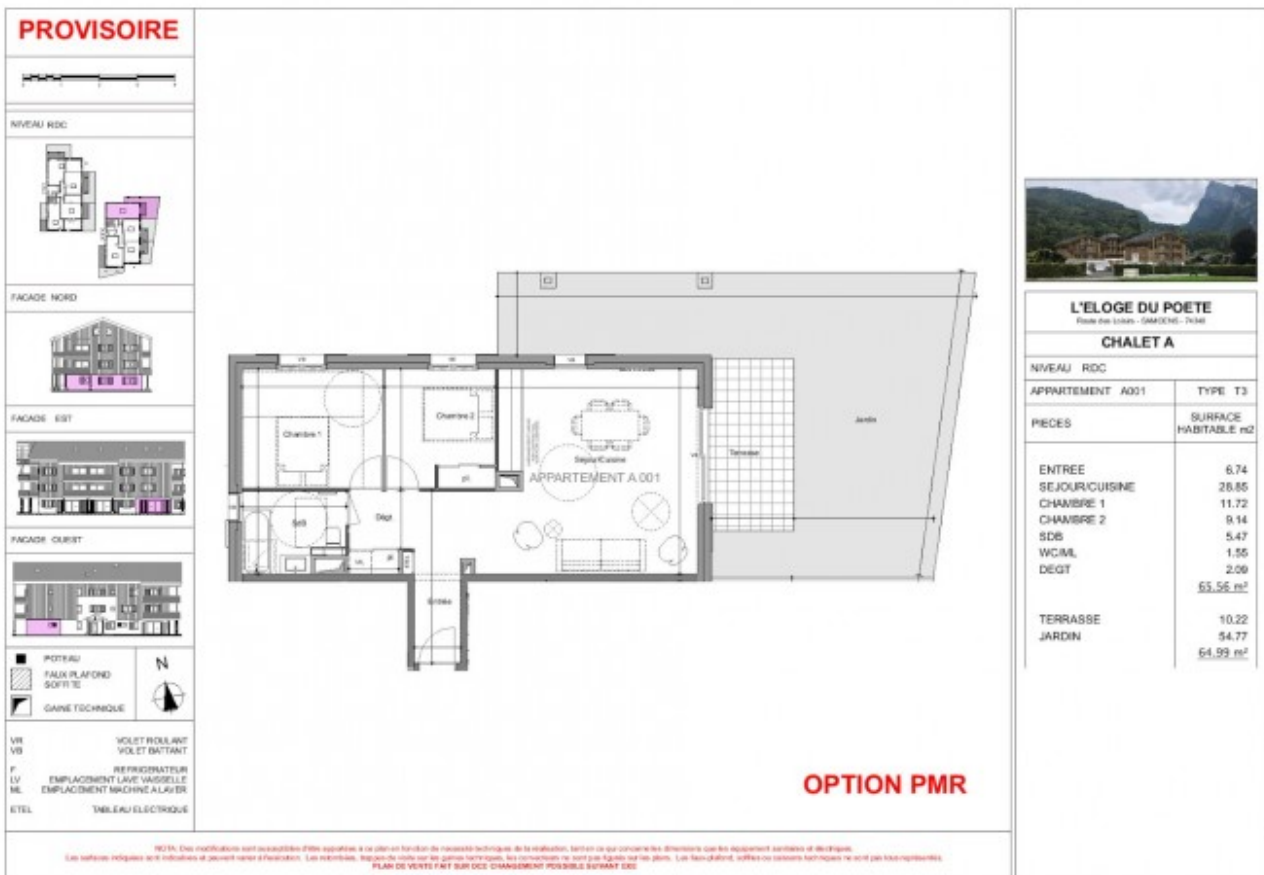
The property offers a perfect blend of tradition and modernity with meticulously designed interiors. From wood-clad living room walls to sleek porcelain-tiled bathrooms, every detail exudes authentic mountain charm. Commitment to sustainability shines through with low-energy performance and compliance with the latest regulations, ensuring your home is as eco-friendly as it is luxurious.

The apartment includes convenient features such as underfloor heating and a ski room equipped with boot warmers. An elevator connects all floors, and with parking, cellar, and ski storage included, every aspect of your mountain retreat is carefully considered.

The project delivery date is scheduled for Autumn 2026.

Buyers will benefit from reduced notary fees at 3%.

The property is covered by the copropriété rules.



PROVISOIRE



NIVEAU RDC



FACADE NORD



FACADE EST



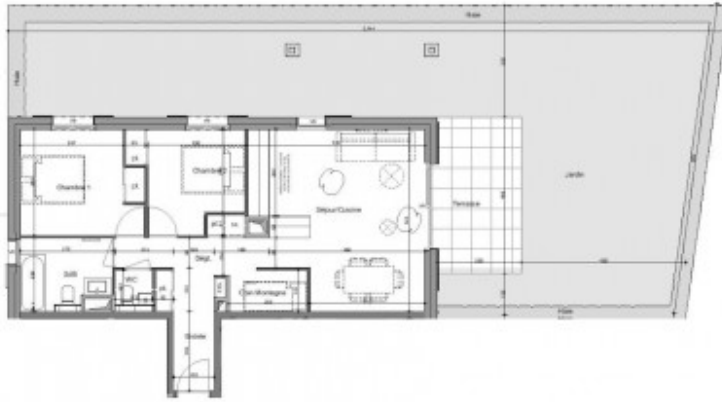
FACADE OUEST



POTEAU
 FAUX PLAFOND
 SOFFITE
 GAINES TECHNIQUES

VRI VOLET ROLLANT
 VBI VOLET BATTANT
 F REFRIGERATEUR
 LV EMPLACEMENT LAVE VAISSELLE
 ML EMPLACEMENT MACHINE A LAVER
 ETEL TABLEAU ELECTRIQUE

NOTA: Des modifications sont susceptibles d'être apportées à ce plan en fonction de nécessités techniques de la réalisation, tant en ce qui concerne les dimensions que les équipements sanitaires et électriques.
Les surfaces indiquées sont indicatives et peuvent varier à l'exécution. Les révisions, lorsqu'elles existent, ne sont pas figurées sur les plans. Les faces-châssis, soffites ou casiers techniques ne sont pas tous représentés.
PLAN DE VENTS FANT SUR DDC. CHANGEMENT POSSIBLE SUR DDC.



L'ELOGE DU POETE

Etat de droit - 2013/101 - 1036

CHALET A

| NIVEAU RDC | |
|-----------------|-----------------------------|
| APARTEMENT A001 | TYPE T3+ |
| PIECES | SURFACE HABITABLE m2 |
| ENTREE | 7.41 |
| SEJOUR/CUISINE | 26.29 |
| CHAMBRE 1 | 10.99 |
| CHAMBRE 2 | 9.00 |
| COIN MONTAGNE | 2.87 |
| SDB | 5.57 |
| WC | 1.14 |
| DEGAGEMENT | 1.56 |
| | 64.83 m² |
| TERRASSE | 11.64 |
| JARDIN | 105.79 |
| | 117.43 m² |

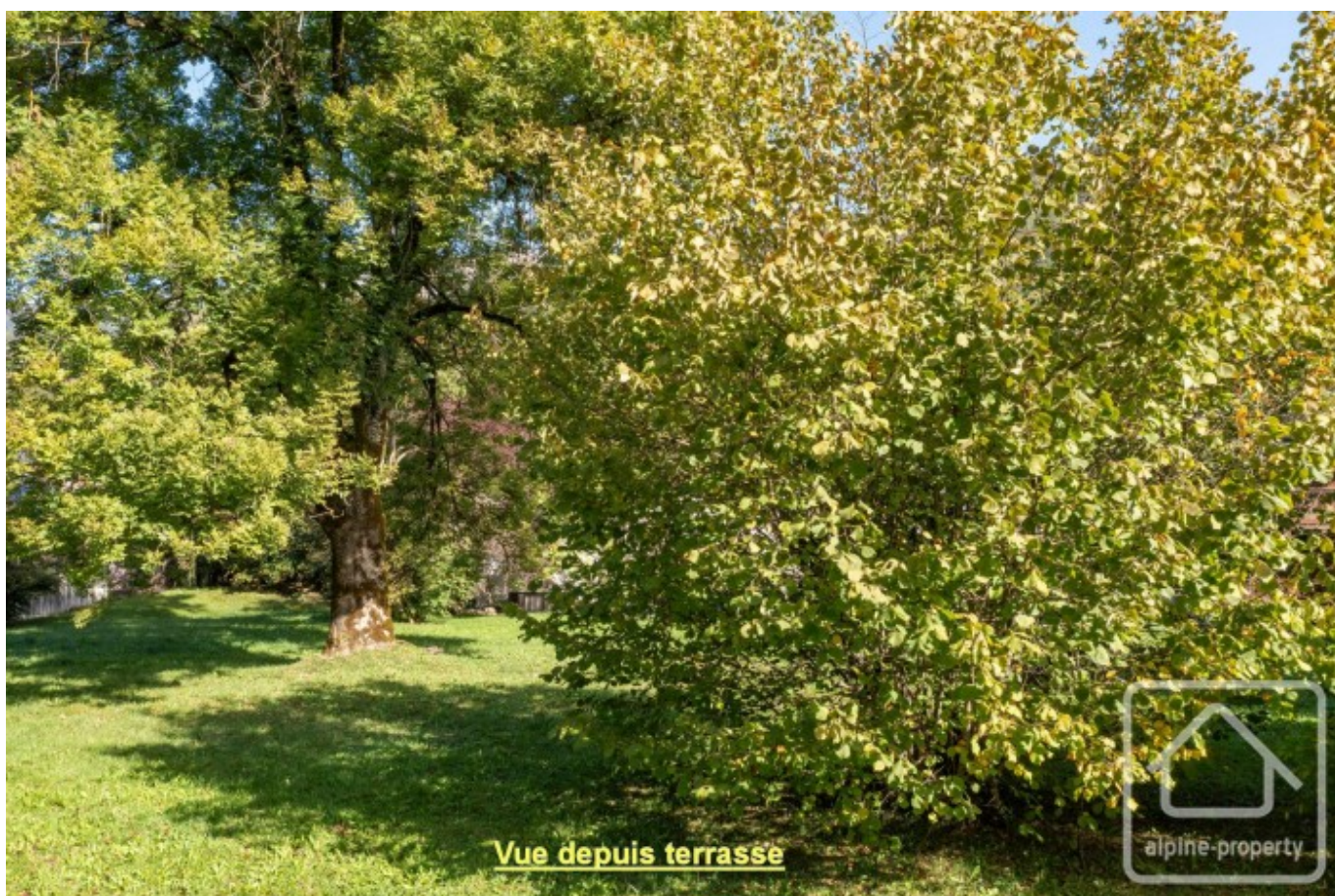
DATE 2 mai 2014











Vue depuis terrasse



Vue depuis terrasse



PROPOSITION HOME STAGING 3D - NON CONTRACTUEL





PROPOSITION HOME STAGING 3D - NON CONTRACTUEL

