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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	20/03/2025
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	2
Bathrooms	1
Floor area	64.9 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 64.90m², two bedroom ground floor apartment consisting of; an entrance area, an open plan kitchen and living / dining room, two double bedrooms, a bathroom, a 11.77m² private terrasse and a 105.78m² 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%.

Apt ----- Facing ---- Size m2 ---- Price inc VAT ----- Floor

Studio:-

B003 ----- E ----- 33.19 ----- € 246,000 ----- Ground ----- SOLD
(Garden : 13.77m2 / Terrace : 15.30m2)

1 BED:-

B102 ----- N ----- 43.03 ----- € 324,000 ----- 1st ----- SOLD

A102 ----- E ----- 44.50 ----- € 338,000 ----- 1st ----- SOLD

[B205 ----- S ----- 41.95 ----- € 362,000 ----- 2nd](#)

(Balcony : 13.17m2)

1 BED PLUS BUNK ROOM:-

A02 ----- E ----- 44.60 ----- € 328,000 ----- Ground ----- SOLD

B002 ----- E ----- 45.34 ----- € 328,000 ----- Ground ----- SOLD

A103 ----- E ----- 43.30 ----- € 332,000 ----- 1st ----- SOLD

[B001 ----- N/W ----- 47.31 ----- € 337,000 ----- Ground](#)

(Garden : 99.35m2 / Terrace : 21.09m2)

[B101 ----- N/W ----- 47.37 ----- € 352,000 ----- 1st](#)

(Balcony : 18.74m2)

[B201 ----- N/W ----- 47.42 ----- € 364,000 ----- 2nd](#)

(Balcony : 19.01m2)

A03 ----- E ----- 50.49 ----- € 369,000 ----- Ground ----- SOLD

B104 ----- S ----- 50.80 ----- € 379,000 ----- 1st ----- SOLD

[A04 ----- W ----- 57.37 ----- € 439,000 ----- Ground](#)

(Garden : 81.14m2 / Terrace : 20.57m2)

2 BED:-

[B004 ----- E ----- 53.52 ----- € 376,000 ----- Ground](#)

(Garden : 46.76m2 / Terrace : 14.96m2)

A104 ----- S ----- 68.30 ----- € 512,000 ----- 1st ----- SOLD

[B204 ----- S ----- 60.40 ----- € 547,000 ----- 2nd](#)

2 BED PLUS BUNK ROOM:-

[A01 ----- E ----- 64.90 ----- € 459,000 ----- Ground](#)

(Garden : 105.78m2 / Terrace : 11.77m2)

A101 ----- N ----- 65.60 ----- € 489,000 ----- 1st ----- SOLD

[B005 ----- E ----- 70.92 ----- € 497,000 ----- Ground](#)

(Garden : 38.55m2 / Terrace : 16.18m2)

[B203 ----- E ----- 71.34 ----- € 628,000 ----- 2nd](#)
 (Balcony : 17.64m2)

3 BED:-

A203 ----- E ----- 71.20 ----- € 575,000 ----- 2nd ----- SOLD

[A202 ----- E ----- 77.08 ----- € 647,000 ----- 2nd](#)
 (Balcony : 99.11m2)

3 BED PLUS BUNK ROOM:-

[B103 ----- E/S ----- 74.69 ----- € 577,000 ----- 1st](#)
 (Balcony : 38.85m2)

[A201 ----- N ----- 89.05 ----- € 746,000 ----- 2nd](#)
 (Balcony : 9.11m2)

[B202 ----- E ----- 81.98 ----- € 798,000 ----- 2nd](#)
 (Balcony : 17.63m2)

[A204 ----- S ----- 112.96 ----- € 892,000 ----- 2nd](#)
 (Balcony : 9.11m2)

The property is covered by the copropriété rules.

PROVISOIRE

NIVEAU RDC

FACADE NORD

FACADE EST

FACADE OUEST

■ POTEAU

▨ FAUX PLAFOND

▩ SOFFITE

▭ GAINÉ TECHNIQUE

VR VOLET ROULANT

VB VOLET BATANT

R REFRIGERATEUR

LV EMPLACEMENT LAVE VAISSELLE

ML EMPLACEMENT MACHINE A LAVAGE

ETEL TABLEAU ELECTRIQUE

OPTION PMR

L'ELOGE DU POETE

Rue des Lavats - SAMOENS - F-6419

CHALET A

NIVEAU RDC

APPARTEMENT A001	TYPE T3+
PIECES	
	SURFACE HABITABLE m2
ENTREE	5.65
SEJOUR/CUISINE	28.39
CHAMBRE 1	11.72
CHAMBRE 2	9.12
COIN MONTAGNE	2.87
SDB	5.37
DEGAGEMENT	3.78
	64.90 m²
TERRASSE	11.77
JARDIN	104.06
	115.83 m²

PROVISOIRE



NIVEAU RDC



FACADE NORD



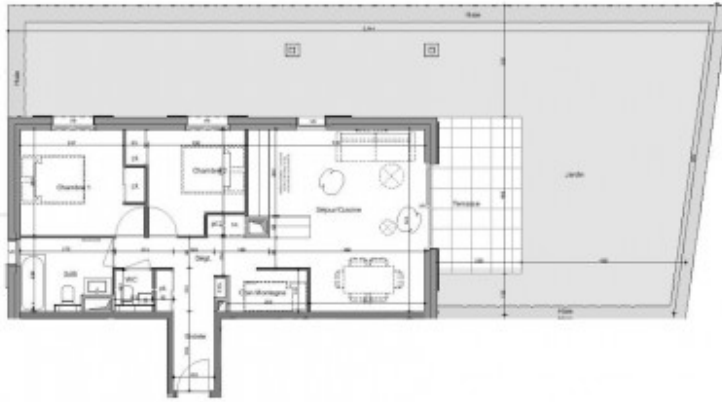
FACADE EST



FACADE OUEST



VR VOLET ROLLANT
VB VOLET BATTANT
F REFRIGERATEUR
LV EMPLACEMENT LAVE VAISSELLE
ML EMPLACEMENT MACHINE A LAVER
ETE TABLEAU ELECTRIQUE



L'ELOGE DU POETE

Rue de la Vallée - 39450 - 7036

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

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

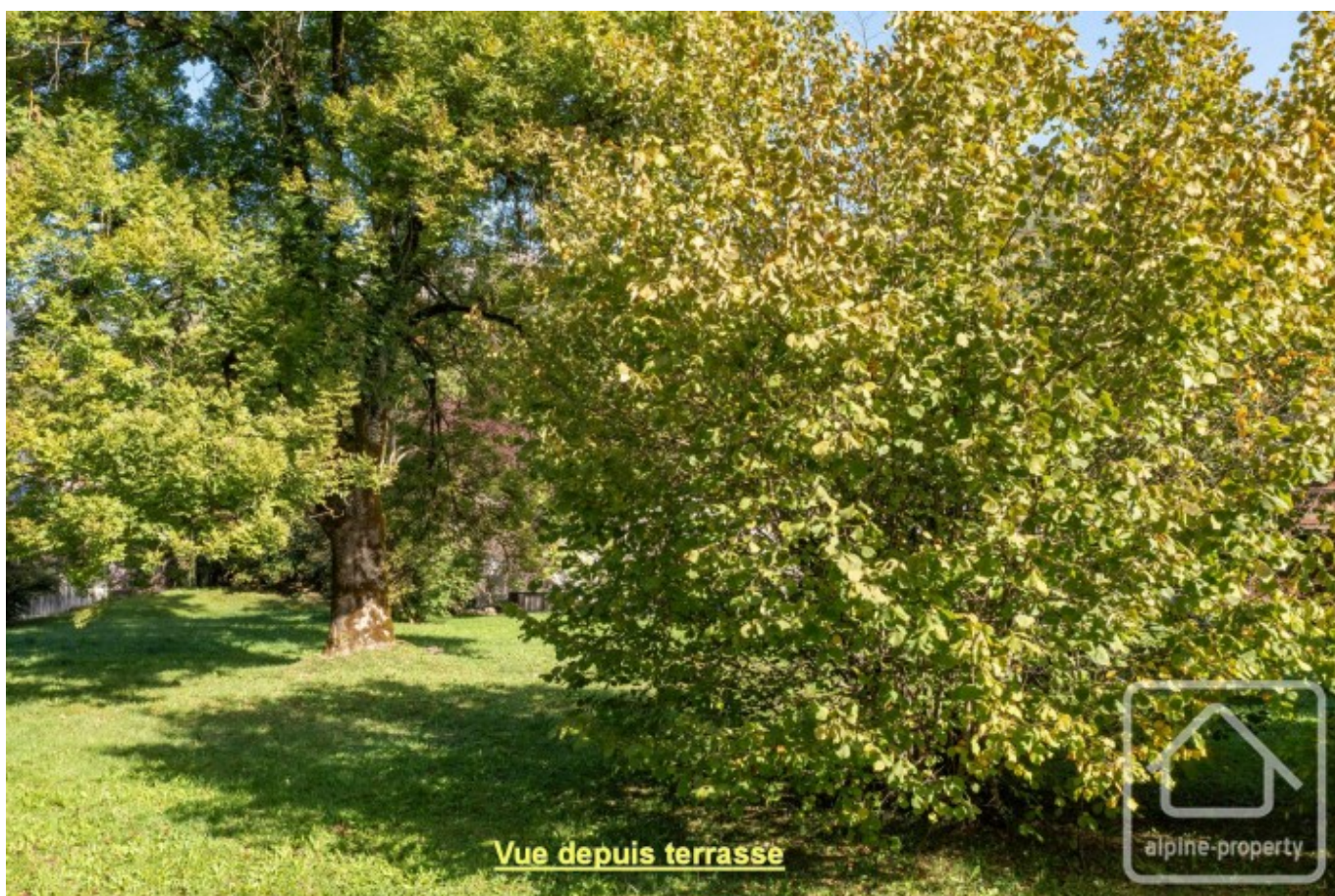
DATE 2 mai 2014











Vue depuis terrasse



Vue depuis terrasse



PROPOSITION HOME STAGING 3D - NON CONTRACTUEL





PROPOSITION HOME STAGING 3D - NON CONTRACTUEL

