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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, A02

Samoëns, Samoëns & Vallée, Grand Massif

328 000 €uros



Contact

Contact **Shane Cunningham** about this property.

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Key Features

Price	328 000 Euros
Status	FOR SALE
Last updated	06/05/2024
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	1
Bathrooms	1
Floor area	44.6 m ²
Land area	43 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 A02 is a 44.63m², one bedroom ground floor apartment consisting of; an entrance area, an open plan kitchen and living / dining room, a double bedroom, a bathroom, a 11.19m² private terrasse and a 32.07m² private garden.

Apartment A02 offers the option of an alternate floor plan, featuring an independent WC and a bunk room alongside the original layout. A plan for this alternative layout is included in our photo reel.

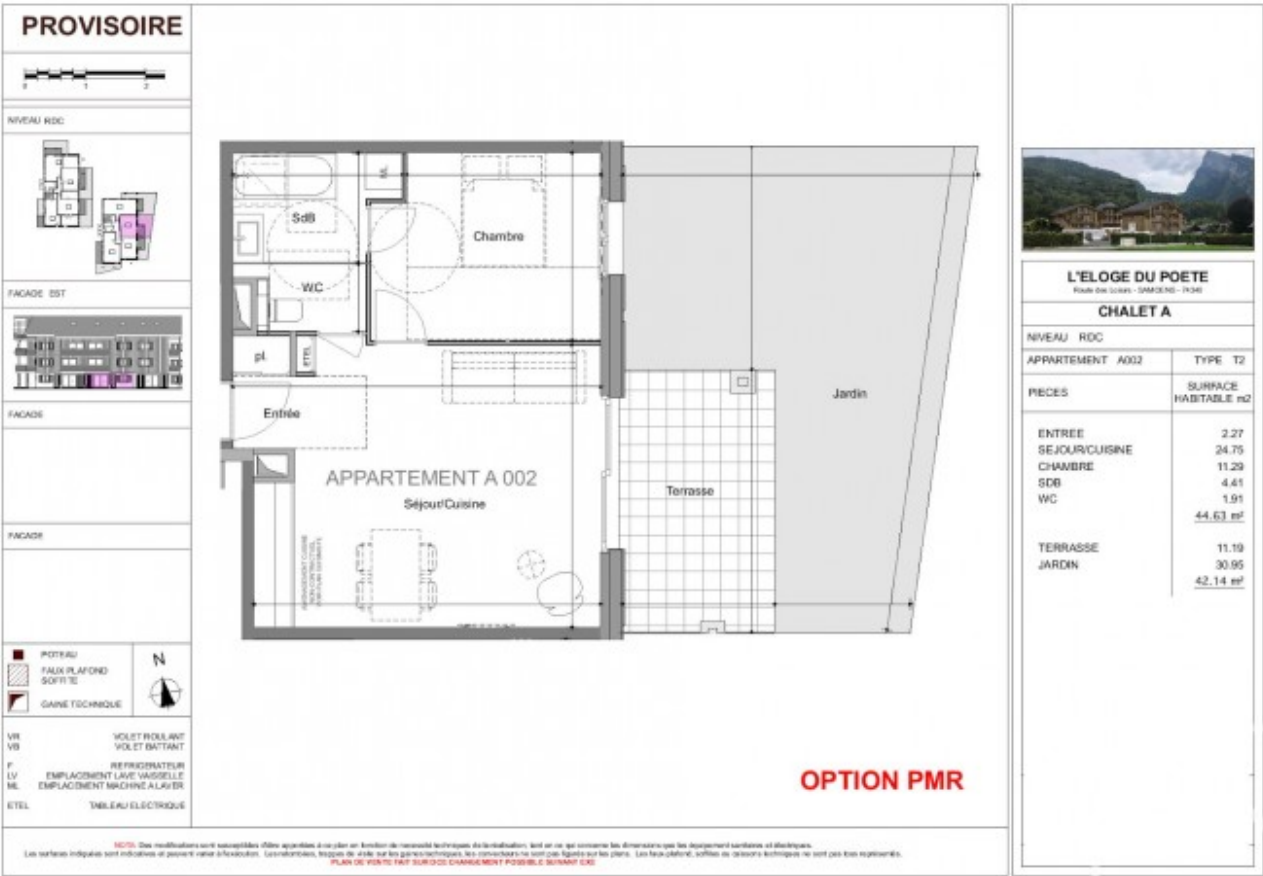
The property offers a perfect blend of tradition and modernity with meticulously designed interiors. From wood-clad living room walls to sleek porcelain-tiled bathrooms, every detail exudes authentic mountain charm. Commitment to sustainability shines through with low-energy performance and compliance 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 EST



FACADE

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



L'ELOGE DU POETE

Rue des Laitiers - 74500 - 74500

CHALET A

NIVEAU RDC

APARTTEMENT A002 TYPE T2+

PIECES SURFACE HABITABLE m2

ENTREE	2.20
SEJOUR/CUISINE	20.92
CHAMBRE	11.75
COIN MONTAGNE	3.84
SDB	4.04
WC	1.50
	44.25 m²
TERRASSE	10.70
JARDIN	44.81
	55.51 m²

DATE 7 mai 2014

NOTA: Ces modifications sont susceptibles d'être apportées à ce plan en fonction de la nécessité technique 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'installation. Les rebordements, trappes de visite sur les parties techniques, les menuiseries ne sont pas figurés sur les plans. Les faux-plafonds, soffites ou autres parties techniques ne sont pas tous représentés.
PLAN DE VENTE FAIT SUIVRE DE CHANGEMENT POSSIBLES SUIVANT LES













