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# Appts. L'Éloge du Poète, A04

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

**439 000 €uros**



## Contact

Contact **Shane Cunningham** about this property.

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# Key Features

<b>Price</b>	439 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	20/03/2025
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floor area</b>	57.4 m <sup>2</sup>
<b>Land area</b>	44 m <sup>2</sup>
<b>Heating</b>	Combined system
<b>Chimney</b>	None
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	2.8 km
<b>Nearest shops</b>	280 m
<b>Garden</b>	Yes
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	12
<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

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 A04 is a 59.01m<sup>2</sup>, of which 57.37m<sup>2</sup> is over 1.8m, one bedroom plus bunk room ground floor apartment consisting of; an entrance area, an independent WC, an open plan kitchen and living / dining room, a double bedroom, a bunk room, a bathroom, a 20.57m<sup>2</sup> private terrasse and a 81.14m<sup>2</sup> private garden.

Apartment A04 offers the option of an alternate floor plan, featuring a shower 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 : 38.55m<sup>2</sup> / Terrace : 16.18m<sup>2</sup>)

[B203 ----- E ----- 71.34 ----- € 628,000 ----- 2nd](#)

(Balcony : 17.64m<sup>2</sup>)

3 BED:-

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

[A202 ----- E ----- 77.08 ----- € 647,000 ----- 2nd](#)

(Balcony : 99.11m<sup>2</sup>)

3 BED PLUS BUNK ROOM:-

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

(Balcony : 38.85m<sup>2</sup>)

[A201 ----- N ----- 89.05 ----- € 746,000 ----- 2nd](#)

(Balcony : 9.11m<sup>2</sup>)

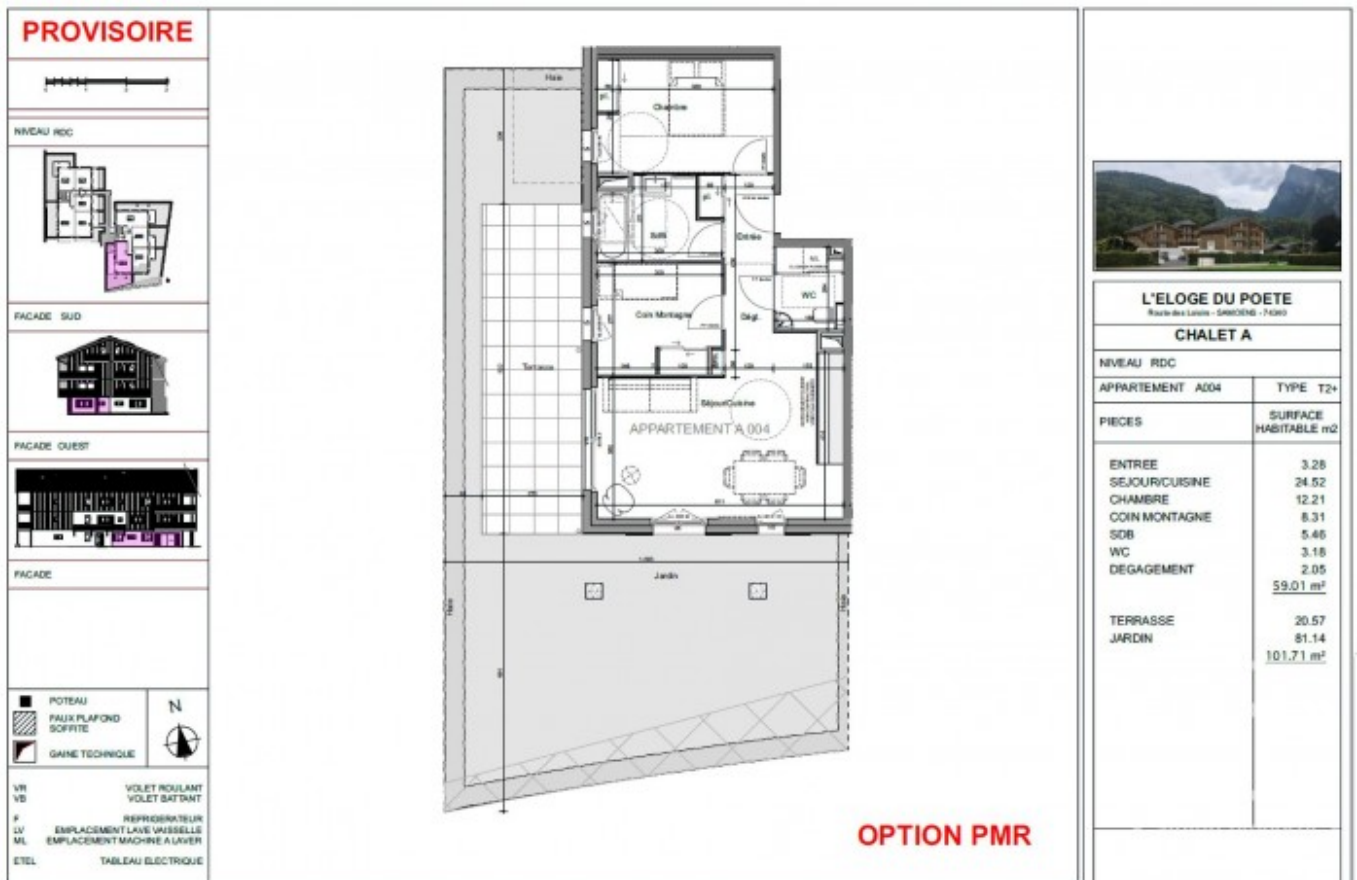
[B202 ----- E ----- 81.98 ----- € 798,000 ----- 2nd](#)

(Balcony : 17.63m<sup>2</sup>)

[A204 ----- S ----- 112.96 ----- € 892,000 ----- 2nd](#)

(Balcony : 9.11m<sup>2</sup>)

The property is covered by the copropriété rules.



# PROVISOIRE



NIVEAU RDC



FACADE SUD



FACADE OUEST



FACADE



VR VOLET ROLANT  
 VB VOLET BATTANT  
 P REFRIGERATEUR  
 LV EMPLACEMENT LAVE VASSELLE  
 ML EMPLACEMENT MACHINE A LAVER  
 ETEL TABLEAU ELECTRIQUE

NOTA: Des modifications sont susceptibles d'être apportées à ce plan en fonction des nécessités techniques de la construction, 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, images de coupe sur les parties techniques, les coupures ne sont pas figurés sur les plans. Les faux-plafonds, soffites ou caissons techniques ne sont pas tous représentés.  
 PLAN DE VENTE AVEC DCCO-COMMENCEMENT POSSIBLE A TOUT MOMENT 0.00



## L'ELOGE DU POETE

Rue des Lacs - 39100 - 7036

### CHALET A

NIVEAU RDC

APARTEMENT A004 TYPE T2+

PIECES SURFACE HABITABLE m2

ENTREE	3.28
SEJOUR/CUISINE	25.31
CHAMBRE	12.21
COIN MONTAGNE	5.38
SDB	5.48
WC	1.56
DEGAGEMENT	2.17
	<b>57.37 m<sup>2</sup></b>
TERRASSE	21.06
JARDIN	65.93
	<b>86.99 m<sup>2</sup></b>

DATE 7 mai 2014















Vue depuis terrasse



Vue depuis terrasse





Vue depuis terrasse



Vue depuis terrasse



Vue depuis terrasse

