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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, A101

Samoëns, Samoëns & Vallée, Grand Massif

498 000 Euros



Contact

Contact **Shane Cunningham** about this property.

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Key Features

Price	498 000 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
Heating	Combined system
Chimney	None
Ski access	Ski bus
Nearest skiing	1.2 km
Nearest shops	280 m
Garden	No
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 A101 is a 65.6m², two bedroom first floor apartment consisting of; an entrance area, an open plan kitchen and living / dining room, two double bedrooms, a bathroom and a 9.37m² private balcony.

Apartment A101 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



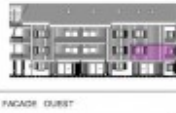
NIVEAU 1




FACADE NORD



FACADE EST



FACADE OUEST



■ POTEAU

▨ FAUX PLAFOND


▤ SOFFITE

▧ GAINE TECHNIQUE

N

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

OPTION PMR



L'ELOGE DU POETE
Rue des Lacs - SAMOENS - 74340

CHALET A

NIVEAU 1

APPARTEMENT A101	TYPE T3
PIECES	SURFACE HABITABLE m2
ENTREE	5.46
SEJOUR/CUISINE	30.49
CHAMBRE 1	11.72
CHAMBRE 2	9.14
SOB	5.47
DEGT	3.66
	65.84 m²
BALCON	9.37
	9.37 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'acceptation. Les nombres, indiqués en noir sur les gaines techniques, les composants ne sont pas figurés sur les plans. Les faux-plafonds, soffites ou autres éléments techniques ne sont pas figurés sur les plans.
 PLAN DE VENTE FAIT SUR DES CHANGEMENTS POSSIBLES SURTOUT CEE

PROVISOIRE



NIVEAU 1



FACADE NORD



FACADE EST



FACADE OUEST



VR VOLET ROLLANT
VB VOLET BATTOANT
P REFRIGERATEUR
LV EMPACEMENT LAVE VASSELLE
ML EMPACEMENT MACHINE ALUVER
CTEL TABLEAU ELECTRIQUE



L'ELOGE DU POETE

Residence L'Alpe - 98800 ENNE - 76340

CHALET A

NIVEAU 1

APPARTEMENT A101 TYPE T3+

PIECES SURFACE HABITABLE m2

PIECES	SURFACE HABITABLE m2
ENTREE	7.41
SEJOUR/CUISINE	26.29
CHAMBRE 1	10.99
CHAMBRE 2	9.00
COIN MONTAGNE	2.88
SDB	5.57
WC	1.14
DEPT	1.55
	64.84 m²
BALCON	9.37
	9.37 m²

NOTES: Des modifications sont susceptibles d'être apportées à ce plan en fonction des nécessités techniques de la réalisation, tant en ce qui concerne les dimensions que les équipements sanitaires et électriques. Les surfaces indiquées sont indiquées et peuvent varier à l'installation. Les rebordures, bords de table sur les plans sont indiqués, les dimensions ne sont pas figurées sur les plans. Les faux plafonds, soffites ou gaines techniques ne sont pas tous représentés. PLAN DE VENTE FAIT SUR UNE CHANGEMENT POSSIBLE. DOCUMENT 008

DATE 2 mai 2024

















PROPOSITION HOME STAGING 3D - NON CONTRACTUEL