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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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Appts. L'Éloge du Poète, A104

Samoëns, Samoëns & Vallée, Grand Massif

512 000 €uros



Contact

Contact **Shane Cunningham** about this property.

Tel: +33 6 70 03 50 92

Email: shane@alpine-property.com

Key Features

Price	512 000 Euros
Status	UNDER CONTRACT
Last updated	09/12/2024
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	2
Bathrooms	2
Floor area	68.3 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 A104 is a 68.30m², two bedroom first floor apartment consisting of; an entrance area, an open plan kitchen and living / dining room with access to a private "wraparound" 19.52m² balcony, a bathroom with WC, one double bedroom and a second double bedroom with an ensuite shower room.

Apartment A104 offers the option of an alternate floor plan, featuring a a WC and bath in the ensuite of the master bedroom A plan for this alternative layout is included in our photo reel.

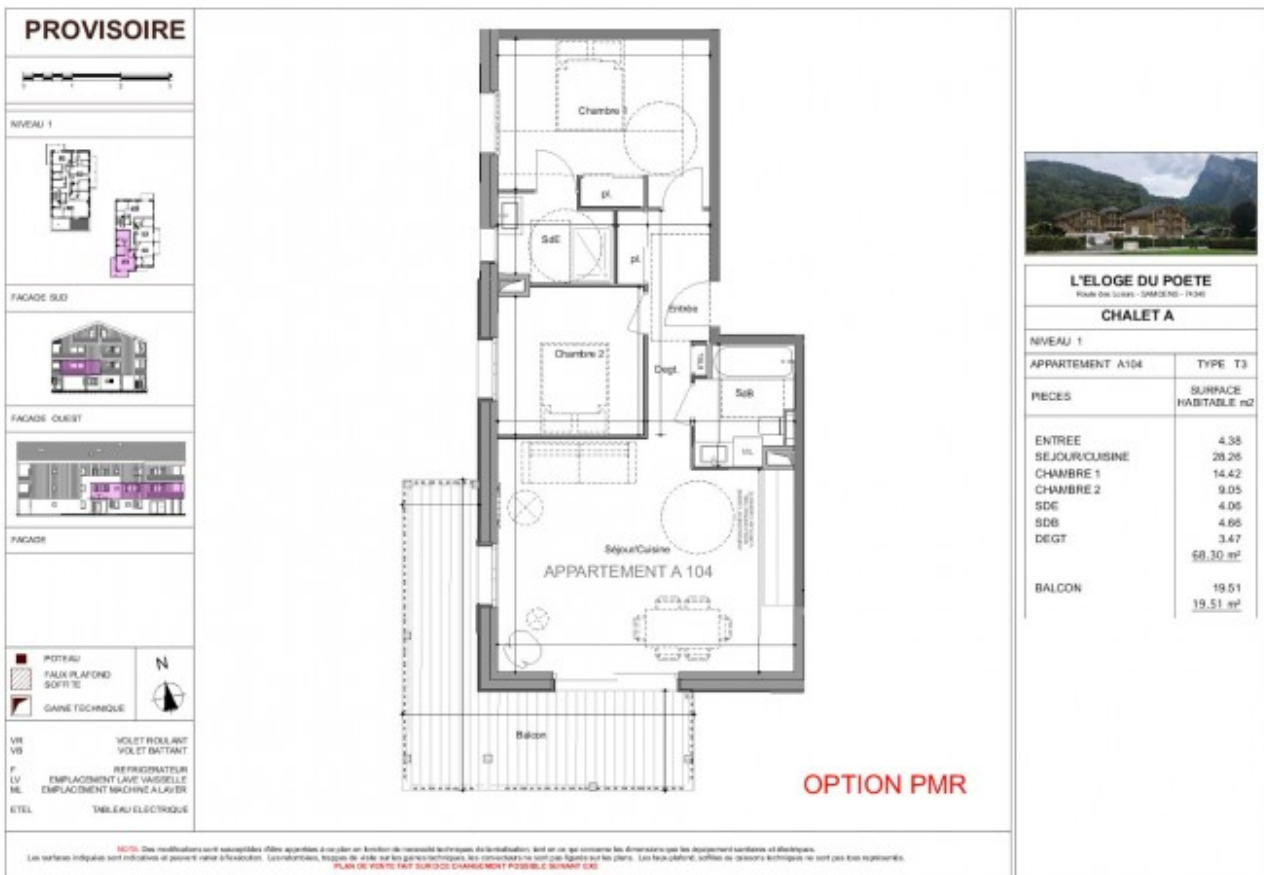
The property offers a perfect blend of tradition and modernity with meticulously designed interiors. From wood-clad living room walls to sleek porcelain-tiled bathrooms, every detail exudes authentic mountain charm. Commitment to sustainability shines through with low-energy performance and compliance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

FACADE OUEST

FACADE

■ POTEAU
 ▨ PAVÉ PLAFOND SOFFITE
 □ GAINE TECHNIQUE

VR VOLET ROLLANT
 VB 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 construction, tant en ce qui concerne les dimensions que les équipements standards et techniques.
 Les surfaces indiquées sont indicatives et peuvent varier à l'exécution. Les rebordures, trappes de visite sur les gaines techniques, les emplacements ne sont pas figurés sur ce plan. Les faces pleines, surfaces ou contours techniques ne sont pas tous représentés.
 PLAN DE VENTE FAIT SUIVANT LE CAS-CHANGEMENT POSSIBLE, DOCUMENT 0308



L'ELOGE DU POETE
 Route des Lacs - 15430 SAINT-GERMAY-70300

CHALET A

NIVEAU 1

APPARTEMENT A104	TYPE T3
PIECES	SURFACE HABITABLE m2
ENTREE	3.24
SEJOUR/CUISINE	27.39
CHAMBRE 1	13.81
CHAMBRE 2	9.34
SDB	6.10
WC	3.69
DEGT	1.99
	65.56 m²
BALCON	19.51
	19.51 m²

DATE: 2 mai 2024









