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# Appts. L'Éloge du Poète, A201 Duplex

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

**746 000 €uros**



## Contact

Contact **Shane Cunningham** about this property.

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# Key Features

|                                 |                     |
|---------------------------------|---------------------|
| <b>Price</b>                    | 746 000 Euros       |
| <b>Status</b>                   | FOR SALE            |
| <b>Last updated</b>             | 16/05/2026          |
| <b>Area</b>                     | Grand Massif        |
| <b>Location</b>                 | Samoëns & Vallée    |
| <b>Village</b>                  | Samoëns             |
| <b>Bedrooms</b>                 | 4                   |
| <b>Bathrooms</b>                | 2                   |
| <b>Floor area</b>               | 89.1 m <sup>2</sup> |
| <b>Heating</b>                  | Combined system     |
| <b>Chimney</b>                  | None                |
| <b>Ski access</b>               | Ski bus             |
| <b>Nearest skiing</b>           | 1.2 km              |
| <b>Nearest shops</b>            | 280 m               |
| <b>Garden</b>                   | No                  |
| <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 A201 is a spacious 100.94m<sup>2</sup> (of which 89.05m<sup>2</sup> is over 1.8m), four bedroom duplex apartment consisting of, on the first floor, an entrance area, an open plan kitchen and living / dining room with access to a private 9.11m<sup>2</sup> balcony, one double bedroom and a bathroom with WC. On the second floor; 3 double bedrooms and a shower room with WC.

Apartment A201 offers the option of an alternate floor plan, featuring a more open plan living space on the first floor and an additional independent WC and shower room on the second floor. 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 2 underground parking spaces, a 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 ----- SOLD

*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 ----- SOLD  
[B101 ----- N/W ----- 47.37 ----- € 352,000 ----- 1st](#)  
(Balcony : 18.74m2)  
B201 ----- N/W ----- 47.42 ----- € 364,000 ----- 2nd ----- SOLD  
A03 ----- E ----- 50.49 ----- € 369,000 ----- Ground ----- SOLD  
B104 ----- S ----- 50.80 ----- € 379,000 ----- 1st ----- SOLD  
A04 ----- W ----- 57.37 ----- € 439,000 ----- Ground ----- SOLD

*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 ----- SOLD

*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 ----- SOLD  
[A201 ----- N ----- 89.05 ----- € 746,000 ----- 2nd](#)  
(Balcony : 9.11m2)  
B202 ----- E ----- 81.98 ----- € 798,000 ----- 2nd ----- SOLD  
[A204 ----- S ----- 112.96 ----- € 892,000 ----- 2nd](#)

(Balcony : 9.11m2)

The property is covered by the copropriété rules.

**PROVISOIRE**

NIVEAU 2 + COMBLES

FACADE NORD

FACADE EST

FACADE OUEST

POTEAU  
 FAUX PLAFOND  
 SOFFITE  
 GAINE TECHNIQUE

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

NIVEAU COMBLE

NIVEAU 2

OPTION PMR

**L'ELOGE DU POETE**  
Route des Lacs - SAMOENS - 74440

**CHALET A**

NIVEAU 2 + COMBLES

| APARTEMENT A201     | TYPE T4+                   |
|---------------------|----------------------------|
| PIECES              | SURFACE HABITABLE m2       |
| ENTREE              | 6.59                       |
| SEJOUR/CUISINE      | 30.77                      |
| CHAMBRE 1           | 11.72                      |
| CHAMBRE 2           | 9.37                       |
| CHAMBRE 3           | 9.98                       |
| COIN MONTAGNE       | 0.95                       |
| SDB                 | 5.18                       |
| SDE 1               | 3.37                       |
| SDE 2               | 2.85                       |
| WC                  | 1.83                       |
| DEGT. RDC           | 3.40                       |
| DEGT. NV. 1         | 2.99                       |
|                     | <u>89.02 m<sup>2</sup></u> |
| CHAMBRE 2<1.80m     | 6.57                       |
| COIN MONTAGNE<1.80m | 5.32                       |
|                     | <u>11.89 m<sup>2</sup></u> |
| BALCON              | 9.11                       |
|                     | <u>9.11 m<sup>2</sup></u>  |

**PROVISOIRE**

NIVEAU 2 + COMBLES

FACADE NORD

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POTEAU  
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VR VOLET ROLLANT  
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 ETEL TABLEAU ELECTRIQUE

NIVEAU COMBLE

NIVEAU 2

**L'ELOGE DU POETE**  
Route des Lacs - SAMOENS - 74440

**CHALET A**

NIVEAU 2 + COMBLES

| APARTEMENT A201     | TYPE T4+                   |
|---------------------|----------------------------|
| PIECES              | SURFACE HABITABLE m2       |
| ENTREE              | 6.66                       |
| SEJOUR/CUISINE      | 30.58                      |
| CHAMBRE 1           | 11.72                      |
| CHAMBRE 2           | 9.37                       |
| CHAMBRE 3           | 10.02                      |
| COIN MONTAGNE       | 0.95                       |
| SDB                 | 5.36                       |
| SDE 1               | 3.61                       |
| SDE 2               | 3.05                       |
| WC                  | 1.91                       |
| DEGT RDC            | 3.54                       |
| DEGT. NV. 1         | 2.66                       |
|                     | <u>89.43 m<sup>2</sup></u> |
| CHAMBRE 2<1.80m     | 6.57                       |
| COIN MONTAGNE<1.80m | 5.32                       |
|                     | <u>11.89 m<sup>2</sup></u> |
| BALCON              | 9.40                       |
|                     | <u>9.40 m<sup>2</sup></u>  |

\*NOTES: Des modifications sont susceptibles d'être apportées à ce plan en fonction des nécessités techniques de la distribution, 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 dimensions indiquées sur les plans techniques, les coupes et les élévations ne sont pas forcément définitives.  
 PLAN DE VENTE FAIT SANS AUCUN ENGAGEMENT POSSIBLE, S'UNIQUEMENT SUR LA BASE DES DONNEES FOURNIES.

DATE: 2 mai 2024















