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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, A201 Duplex

Samoëns, Samoëns & Vallée, Grand Massif

746 000 €uros



PROPOSITION HOME STAGING 3D - NON CONTRACTUEL

Contact

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Key Features

Price	746 000 Euros
Status	FOR SALE
Last updated	20/03/2025
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	4
Bathrooms	2
Floor area	89.1 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 A201 is a spacious 100.94m² (of which 89.05m² 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 9.11m² 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](#)

(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 : 38.55m² / 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](#)
 (Balcony : 38.85m²)

[A201 ----- N ----- 89.05 ----- € 746,000 ----- 2nd](#)
 (Balcony : 9.11m²)

[B202 ----- E ----- 81.98 ----- € 798,000 ----- 2nd](#)
 (Balcony : 17.63m²)

[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

POREAU
FALLY PLAFOND
SOFFITE
GAINÉ TECHNIQUE

VR VOLET REGULANT
VB VOLET BATTOYANT
R REFRIGERATEUR
OF EMPLACEMENT LAVERIE WASSSELLE
ML EMPLACEMENT MACHINE A LAVIER
ETEL TABLEAU ELECTRIQUE

NIVEAU COMBLE

NIVEAU 2

OPTION PMR

L'ELOGE DU POETE
Residence Les Lacs - SMISSENS - France

CHALET A

NIVEAU 2+COMBLES

APPARTEMENT A201	TYPE T4+
PIECES	
	SURFACE HABITABLE m²
ENTREE	6.69
SEJOUR/CUISINE	30.77
CHAMBRE 1	11.72
CHAMBRE 2	9.37
CHAMBRE 3	9.93
COIN MONTAGNE	0.95
SDB	5.18
SDE 1	3.37
SDE 2	2.85
WC	1.83
DEGT. RDC	3.40
DEGT. NIV. 1	2.99
	89.05 m²
CHAMBRE 2<1.60m	6.57
COIN MONTAGNE<1.60m	5.32
	11.89 m²
BALCON	9.11
	9.11 m²

PROVISOIRE



NIVEAU 2 + COMBLES



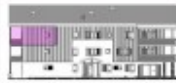
FACADE NORD



FACADE EST



FACADE OUEST



- POTEAU
- ▨ FAUX PLAFOND
- SOFFITE
- GAINÉ TECHNIQUE



- VR VOLET ROLLANT
- VB VOLET BATTOANT
- P REFRIGERATEUR
- LV EMPACEMENT LAVE VASSSELLE
- ML EMPACEMENT MACHINE ALIAGE
- CTEL TABLEAU ELECTRIQUE



NIVEAU COMBLE



NIVEAU 2



L'ELOGE DU POETE

Residence L'Alpe - 98800/98810 - TADJ

CHALET A

NIVEAU 2 + COMBLES

APPARTEMENT A201 TYPE T4+

PIECES	SURFACE HABITABLE m2
ENTREE	6.66
SEJOUR/CUISINE	30.56
CHAMBRE 1	11.72
CHAMBRE 2	9.37
CHAMBRE 3	10.02
COIN MONTAGNE	0.95
SDB	5.38
SDE 1	3.61
SDE 2	3.05
WC	1.91
DEGT RDC	3.54
DEGT. NIV. 1	2.66
	89.43 m²
CHAMBRE 2<1.80m	6.57
COIN MONTAGNE<1.80m	5.32
	11.89 m²
BALCON	9.40
	9.40 m²

NOTA: 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'avenir. Les rebordures, bords de table ou les autres équipements, les aménagements ne sont pas figurés sur les plans. Les faux plafonds, soffites ou autres techniques ne sont pas tous représentés. PLAN DE VENTE FAIT SUR UNE DEMANDE EN PROJET DE LOI N° 2014-1163

DATE

2 mai 2014















