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# Appts. L'Éloge du Poète, A202 Duplex

Samoëns, Samoëns & Vallée, Grand Massif

647 000 €uros



PROPOSITION HOME STAGING 3D - NON CONTRACTUEL



## Contact

Contact **Shane Cunningham** about this property.

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# Key Features

<b>Price</b>	647 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	02/11/2024
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	77.4 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 A202 is a spacious 83.66m<sup>2</sup> (of which 77.36m<sup>2</sup> is over 1.8m), two bedroom plus duplex apartment consisting of, on the first floor, an entrance area, an open plan kitchen and living / dining room with access to a private 9.25m<sup>2</sup> balcony, a double bedroom with an ensuite bathroom and WC. On the second floor; 2 double bedrooms, a shower room, a mezzanine / study area and an independent WC.

Apartment A202 offers the option of an alternate floor plan, featuring a more open plan living space and an additional WC on the first 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%.

The property is covered by the copropriété rules.

PROVISOIRE

NIVEAU 2 + COMBLES

FACADE EST

FACADE

FACADE

- POUTRE
- PLAFOND
- SOFITE
- GAINÉ TECHNIQUE

VR VOLET ROLLANT  
VB VOLET BATTOYANT  
F REFRIGERATEUR  
LV EMPLACEMENT LAVAGE VASSELE  
ME EMPLACEMENT MACHINE A LAVER  
ETEL TABLEAU ELECTRIQUE

NIVEAU 2

NIVEAU COMBLE

OPTION PMR

**L'ELOGE DU POETE**  
Rue des Lacs - SAMOENS - 7340

**CHALET A**

NIVEAU 2 + COMBLES

APARTEMENT A202	TYPE T3+
<b>PIECES</b>	
	<b>SURFACE HABITABLE m2</b>
ENTREE	2.25
SEJOUR/CUISINE	23.14
CHAMBRE 1	11.51
CHAMBRE 2	12.61
CHAMBRE 3	9.64
SDB	4.95
SDE	2.21
WC	1.41
MEZZANINE	3.50
	<b>71.22 m<sup>2</sup></b>
CHAMBRE 2<1.80m	6.30
	<b>6.30 m<sup>2</sup></b>
BALCON	9.25
	<b>9.25 m<sup>2</sup></b>

NOTE: 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 standards et des options.  
 Les surfaces indiquées sont indicatives et peuvent varier à l'exécution. Les interventions, travaux de voirie ou les gains techniques, les conventions ne sont pas figurés sur les plans. Les finitions, portes ou couleurs indiquées ne sont pas définitives.  
 PLAN DE VENTE FANT SUR DES CHANGEMENTS POSSIBLES SUIVANT LES

# PROVISOIRE



NIVEAU 2 + COMBLES



FACADE EST



FACADE



FACADE



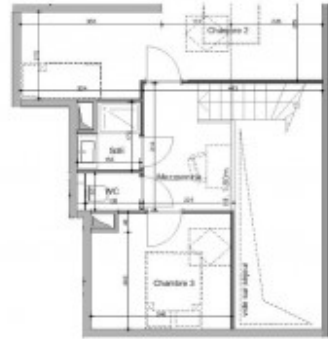
- POTEAU
- ▨ FAUX PLAFOND
- ▨ SOFFITE
- GAINC TECHNIQUE



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



NIVEAU 2



NIVEAU COMBLE



## L'ELOGE DU POETE

Residence L'Alpe - 98800 ENNS - 70340

### CHALET A

NIVEAU 2 + COMBLES

APARTEMENT A202 TYPE T4

PIECES	SURFACE HABITABLE (m2)
ENTREE	2.25
SEJOUR/CUISINE	27.24
CHAMBRE 1	11.58
CHAMBRE 2	12.61
CHAMBRE 3	9.64
SDB	4.19
SDE	2.26
WC	1.07
WC	1.22
MEZZANINE	3.42
	<u>75.48 m<sup>2</sup></u>
CHAMBRE 2x1,80m	6.30
	<u>6.30 m<sup>2</sup></u>
BALCON	9.25
	<u>9.25 m<sup>2</sup></u>

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'installation. Les rebordures, épaisseurs de murs, épaisseurs de planchers, les aménagements ne sont pas figurés sur les plans. Les faces pleines, vides ou cotes techniques ne sont pas tous représentés. **PLAN DE VENTE FAIT SANS AUCUN ENGAGEMENT POSSIBLE. S'ENSUIVANT CDD.**

DATE 2 mai 2024































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