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Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# 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.

**Tel:** +33 6 70 03 50 92

**Email:** [shane@alpine-property.com](mailto:shane@alpine-property.com)

# Key Features

<b>Price</b>	647 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	20/03/2025
<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>	77.1 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 A202 is a spacious 83.38m<sup>2</sup> (of which 77.08m<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 9.11m<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%.

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 : 38.55m<sup>2</sup> / Terrace : 16.18m<sup>2</sup>)

[B203 ----- E ----- 71.34 ----- € 628,000 ----- 2nd](#)  
 (Balcony : 17.64m<sup>2</sup>)

3 BED:-  
 A203 ----- E ----- 71.20 ----- € 575,000 ----- 2nd ----- SOLD

[A202 ----- E ----- 77.08 ----- € 647,000 ----- 2nd](#)  
 (Balcony : 99.11m<sup>2</sup>)

3 BED PLUS BUNK ROOM:-  
[B103 ----- E/S ----- 74.69 ----- € 577,000 ----- 1st](#)  
 (Balcony : 38.85m<sup>2</sup>)

[A201 ----- N ----- 89.05 ----- € 746,000 ----- 2nd](#)  
 (Balcony : 9.11m<sup>2</sup>)

[B202 ----- E ----- 81.98 ----- € 798,000 ----- 2nd](#)  
 (Balcony : 17.63m<sup>2</sup>)

[A204 ----- S ----- 112.96 ----- € 892,000 ----- 2nd](#)  
 (Balcony : 9.11m<sup>2</sup>)

The property is covered by the copropriété rules.

**PROVISOIRE**

NIVEAU 2 + COMBLES

FACADE EST

FACADE

FACADE

POREAU  
 FAUX PLAFOND  
 SOFFRITE  
 GAINE TECHNIQUE

VR VOLET ROULANT  
 VB VOLET BATISSANT  
 F REFRIGERATEUR  
 LF EMPLACEMENT LAVE VAISSELLE  
 ML EMPLACEMENT MACHINE A LAVER  
 ETEL TABLEAU ELECTRIQUE

**L'ELOGE DU POETE**  
 Route des Lacs - SAMOENS - 74360

**CHALET A**

NIVEAU 2 + COMBLES

APPARTEMENT A202	TYPE T4
PIECES	SURFACE HABITABLE m <sup>2</sup>
ENTREE	2.34
SEJOUR/CUISINE	27.12
CHAMBRE 1	11.56
CHAMBRE 2	11.89
CHAMBRE 3	9.64
SDE 1	4.15
SDE 2	2.26
WC	1.07
WC	1.22
MEZZANINE	6.01
	<b>77.08 m<sup>2</sup></b>
CHAMBRE 2<1.50m	6.30
	<b>6.30 m<sup>2</sup></b>
BALCON	9.11
	<b>9.11 m<sup>2</sup></b>

# PROVISOIRE



NIVEAU 2 + COMBLES



FACADE EST



FACADE



FACADE



FACADE



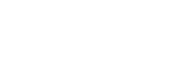
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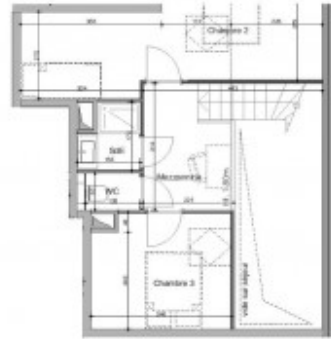
FACADE



FACADE



NIVEAU 2



NIVEAU COMBLE



NOTA: Des modifications sont susceptibles d'être apportées, à ce plan en fonction des nécessités techniques de la réalisation, sans en ce qui concerne les dimensions que les équipements sanitaires et électriques.

Les surfaces indiquées sont indiquées en mètres carrés à l'exception des surfaces de revêtement. Les dimensions ne sont pas figurées sur les plans. Les faces pleines, soffites ou surfaces techniques ne sont pas incluses.

PLANS VENTE FAIT SANS AUCUN ENGAGEMENT POSSIBLE. S'ENSUIVANT CDD



## L'ELOGE DU POETE

Residence L'Éloge - 59800/59600 - 70340

### CHALET A

NIVEAU 2 + COMBLES

APPARTEMENT 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

SDS 4.19

SDE 2.26

WC 1.07

WC 1.22

MEZZANINE 3.42

75.48 m<sup>2</sup>

CHAMBRE 2x1.80m 6.30

6.30 m<sup>2</sup>

BALCON 9.25

m<sup>2</sup> en 1<sup>er</sup> état

DATE 2 mai 2024



















PROPOSITION HOME STAGING 3D - NON CONTRACTUEL

