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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, 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

Key Features

Price	647 000 Euros
Status	FOR SALE
Last updated	16/05/2026
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	3
Bathrooms	2
Floor area	77.1 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 A202 is a spacious 83.38m² (of which 77.08m² 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 9.11m² 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 ----- 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 EST



FACADE




FACADE

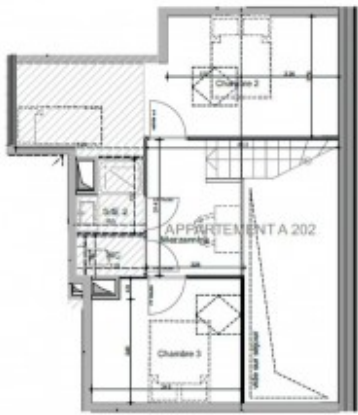


POTEAU
 FAUX PLAFOND SOFFITE
 GAINE TECHNIQUE

VR VOLET ROULANT
 VB VOLET BATANT
 F REFRIGERATEUR
 LV EMPLACEMENT LAVE VASSELLE
 ML EMPLACEMENT MACHINE A LAVER
 ETEL TABLEAU ELECTRIQUE




NIVEAU 2



NIVEAU COMBLE

OPTION PMR



L'ELOGE DU POETE
Route des Lattes - SAMOENS - 74360

CHALET A

NIVEAU 2 + COMBLES

APPARTEMENT A202	TYPE T4
PIECES	SURFACE HABITABLE m ²
ENTREE	2.34
SEJOUR/CUISINE	27.12
CHAMBRE 1	11.58
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
	77.08 m²
CHAMBRE 2<1.80m	6.30
	6.30 m²
BALCON	9.11
	9.11 m²

PROVISOIRE



NIVEAU 3 + COMBLES



FACADE EST



FACADE



FACADE



POTEAU
 FAUX PLAFOND SOFFITE
 GAINE TECHNIQUE

VR VOLET ROULANT
 VB VOLET BATANT
 F REFRIGERATEUR
 LV EMPLACEMENT LAVE VASSELLE
 ML EMPLACEMENT MACHINE A LAVER
 ETEL TABLEAU ELECTRIQUE



NIVEAU 2



NIVEAU COMBLE



L'ELOGE DU POETE
Route des Lattes - SAMOENS - 74360

CHALET A

NIVEAU 2 + COMBLES

APPARTEMENT A202	TYPE T4
PIECES	SURFACE HABITABLE m ²
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
	75.48 m²
CHAMBRE 2<1.80m	6.30
	6.30 m²
BALCON	9.25
	9.25 m²

NOTES: 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 installés et distribués.
 Les surfaces indiquées sont indicatives et peuvent varier à l'installation. Les révisions, erreurs de copie ou les autres imprécisions, les changements ne sont pas figurés sur les plans. Les faces pleines, vides ou cavales techniques ne sont pas tous représentés.
 PLAN DE VENTE FAIT SUR UNE CHANGEMENT POSSIBLE SUIVANT ENR

DATE: 2 mai 2024

















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