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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, A202 Duplex

Samoëns, Samoëns & Vallée, Grand Massif

647 000 €uros



Contact

Contact **Shane Cunningham** about this property.

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Key Features

Price	647 000 €uros
Status	FOR SALE
Last updated	11/08/2025
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	3
Bathrooms	2
Floor area	77.1 m²
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](#)
(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](#)

PROVISOIRE



NIVEAU 2 + COMBLES



FACADE EST



FACADE



FACADE



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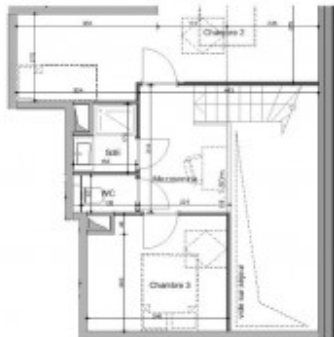


FACADE

NOTES: Ces plans/sections sont susceptibles d'être opposés. Il est pris en fonction des notes techniques de la destination, tant en ce qui concerne les dimensions que les équipements sanitaires et électriques. Les surfaces indiquées sont indicatives et peuvent varier à l'insu des clients. Les dimensions, angles de coupe ou des plans techniques, les équipements ne sont pas figurés sur les plans. Les faces pleines, vides ou cavales techniques ne sont pas tous représentés. PLANS VENTE SONT DE LA COMMISSION PROMOTEUR. 01/2024



NIVEAU 2



NIVEAU COMBLE



L'ELOGE DU POETE

Residence L'Éloge - 74100 - 74100

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
SDB	2.26
WC	1.07
WC	1.22
MEZZANINE	3.42
	<u>75.48 m²</u>
CHAMBRE 2x1.80m	6.30
	<u>6.30 m²</u>
BALCON	9.25
	<u>9.25 m²</u>
DATE	2 mai 2024















