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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, A203 Duplex

Samoëns, Samoëns & Vallée, Grand Massif

575 000 €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	575 000 Euros
Status	UNDER CONTRACT
Last updated	06/05/2024
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	3
Bathrooms	2
Floor area	71.2 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 A203 is a spacious 71.22m², three 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 8.56m² balcony, a double bedroom with an ensuite bathroom and WC and access to a 5.23m² private balcony. On the second floor; 2 double bedrooms one of which has access to a 5.23m² private balcony, a shower room with WC.

Apartment A203 offers the option of an alternate floor plan, featuring an independent 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 SUD



FACADE EST



FACADE



■ POUTRE

▨ PAVIL PLAFOND

▩ SOFFITE

▤ GAINÉ TECHNIQUE



VR VOLET ROLLANT


VB VOLET BATTOANT

F REFRIGERATEUR

LV EMPLACEMENT LAVE VAISSELLE

ME EMPLACEMENT MACHINE A LAVER

ETEL TABLEAU ELECTRIQUE




NIVEAU 2



NIVEAU COMBLE

OPTION PMR



L'ELOGE DU POETE
Rue des Loups - SAMOENS - 7340

CHALET A

NIVEAU 2 + COMBLES

APARTEMENT A203 TYPE T4

PIECES	SURFACE HABITABLE m2
ENTREE	3.09
SEJOUR/CUISINE	21.64
CHAMBRE 1	11.38
MEZZANINE	2.92
CHAMBRE 2	10.09
CHAMBRE 3	13.00
SDB 1	5.31
SDB	3.35
	70.78 m²
CHAMBRE 2<1.80m	7.19
	7.19 m²
BALCON	8.56
BALCON	5.23
BALCON	5.23
	19.02 m²

NOTA: Das modifikatsion vorzuzuzulassen d'elles approuvées 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'exception. Les interventions, dépendant de votre choix sur les gains techniques, les conventions ne sont pas figurés sur les plans. Les finitions, portes ou couleurs techniques ne sont pas représentées.
PLAN DE VENTE FANT SUR DES CHANGEMENT POSSIBLE SUIVANT DES

PROVISOIRE



NIVEAU 2 + COMBLES



FACADE SUD



FACADE EST



FACADE



- POTEAU
- ▨ FAUX PLAFOND
- ▨ SOFFITE
- GAINE 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 Locales - 38400 LÉVIGNY - 74340

CHALET A

NIVEAU 2 + COMBLES

APPARTEMENT A203 TYPE T4

PIECES SURFACE HABITABLE m2

PIECES	SURFACE HABITABLE m2
ENTREE	3.09
SEJOUR/CUISINE	22.41
CHAMBRE 1	10.11
CHAMBRE 2	10.09
CHAMBRE 3	9.06
SDB	3.87
SDE	3.12
WC	1.26
MEZZANINE	2.92
	<u>65.95 m²</u>
CHAMBRE 2x1.80m	7.19
	<u>7.19 m²</u>
BALCON	8.56
BALCON	5.23
BALCON	5.23
	<u>19.02 m²</u>

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 sanitaires et électriques. Les surfaces indiquées sont indiquées et peuvent varier à l'installation. Les rebordures, bords de table sur les plans ne sont pas figurés sur les plans. Les faces pleintes, soffites ou caissons techniques ne sont pas tous représentés. PLAN DE VENTE FAIT SUR UNE CHANGEMENT POSSIBLE. DOCUMENT 008

DATE 2 mai 2024



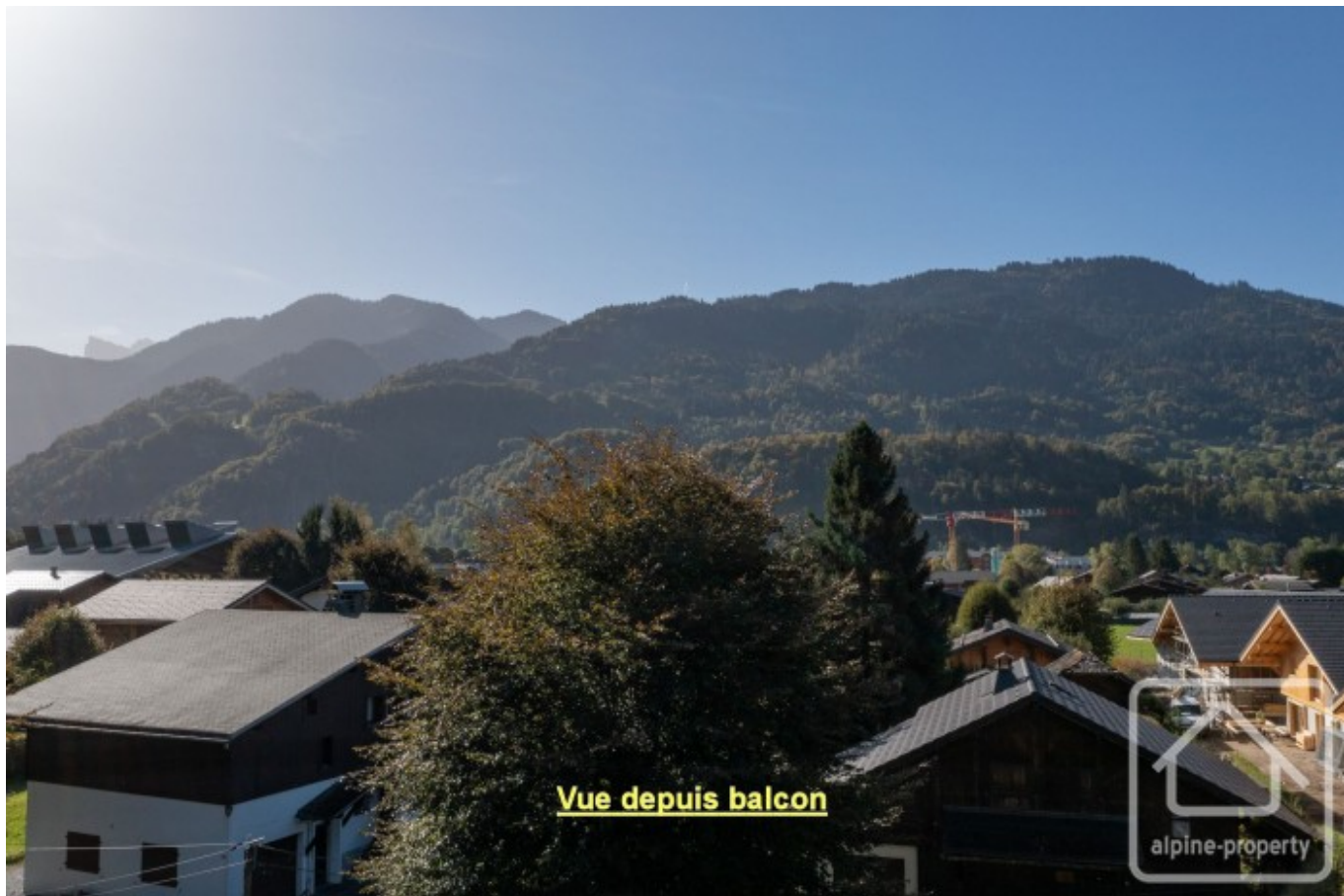














PROPOSITION HOME STAGING 3D - NON CONTRACTUEL