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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, A204 Duplex

Samoëns, Samoëns & Vallée, Grand Massif

892 000 €uros



Contact

Contact **Shane Cunningham** about this property.

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Key Features

Price	892 000 Euros
Status	FOR SALE
Last updated	20/03/2025
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	4
Bathrooms	3
Floor area	113 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 A204 is a spacious 123.99m², of which 112.96m² is over 1.8m. 3 bedroom plus bunk room duplex apartment consisting of, on the first floor, an entrance area, an open plan kitchen and living / dining room with access to a private 18.68m² wraparound balcony, an independent WC and a double bedroom with an ensuite shower room. On the second floor; a mezzanine / study area, a double bedroom with ensuite shower room and access to a private 9.11m² balcony, a shower room with WC, a bunk room and a third double bedroom.

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 : 38.55m2 / 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](#)
 (Balcony : 38.85m²)

[A201 ----- N ----- 89.05 ----- € 746,000 ----- 2nd](#)
 (Balcony : 9.11m²)

[B202 ----- E ----- 81.98 ----- € 798,000 ----- 2nd](#)
 (Balcony : 17.63m²)

[A204 ----- S ----- 112.96 ----- € 892,000 ----- 2nd](#)
 (Balcony : 9.11m²)

The property is covered by the copropriété rules.

PROVISOIRE

L'ELOGE DU POETE	
RUE DES LACS - SAMOENS - 74300	
CHALET A	
NIVEAU 2 + COMBLES	
APPARTEMENT A204	TYPE T4+
PIECES	SURFACE HABITABLE m ²
ENTREE	4.05
SEJOUR/CUISINE	41.57
CHAMBRE 1	14.00
CHAMBRE 2	14.00
CHAMBRE 3	11.26
CORR MONTAGNE	6.70
SDB 1	3.35
SDB 2	3.05
SDB 3	4.24
WC	1.94
MEZZANINE	6.70
	112.96 m²
CHAMBRE 3<1.80m	6.89
MEZZANINE <1.80m	4.14
	11.03 m²
BALCON	19.66
BALCON	6.62
	27.30 m²

OPTION PMR

















Vue depuis balcon



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