



**alpine-property**

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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# Appt. Cardinal

**Samoëns, Samoëns & Vallée, Grand Massif**

**590 000 €uros**



## Contact

Contact **Shane Cunningham** about this property.

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# Key Features

<b>Price</b>	590 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	30/08/2024
<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>	80.7 m <sup>2</sup>
<b>Land area</b>	139 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Chimney</b>	None
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.9 km
<b>Nearest shops</b>	300 m
<b>Garden</b>	Yes
<b>Garage</b>	Double
<b>Drainage</b>	Mains drains
<b>Annual charges</b>	2620.00 Euros
<b>Number of lots</b>	16
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	B (22)
<b>CO2 emissions</b>	B (7)
<b>Agency fees</b>	Paid by the seller

## Property Description

This modern, high-quality residence, completed in 2014, is located in one of the most desirable areas of the valley. The property boasts a spacious layout with contemporary design and spectacular mountain views. The south-facing living area is filled with natural light, offering a peaceful and tranquil environment. Large windows frame the stunning landscape, allowing you to take in the beautiful surroundings.

The apartment includes a large living room that extends to a 49 m<sup>2</sup> terrace and a 90 m<sup>2</sup> private garden, perfect for relaxing and enjoying the outdoors. These outdoor spaces add extra living areas during the summer. The kitchen is modern and practical, designed to meet everyday needs.

The sleeping quarters consist of a family bedroom with its own bathroom and toilet, two additional double bedrooms (one with access to the terrace), and a second bathroom with a toilet. The property also offers ample storage with two large cellars and two ski lockers, as well as a bike storage room. Additionally, the residence includes two covered parking spaces, adding further convenience.

The property is covered by the copropriété rules.















