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# Appts. L'Échappée, T2 cabine

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

**234 000 €uros**



## Contact

Contact **Em Entwistle** about this property.

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# Key Features

<b>Price</b>	234 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	25/09/2024
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Heating</b>	Gas
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.8 km
<b>Nearest shops</b>	1.1 km
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	41
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Nestled between the village center of Samoëns and the charming hamlet of Morillon, L'Échappée is a unique new development, perfectly blending nature and modernity. Set against a backdrop of lush forest, it offers breathtaking views of the Aiguille du Criou and is the ideal starting point for a scenic walk or a peaceful retreat. The residence features local tree species, preserving the surrounding ecosystem and creating a green, serene environment.

Comprising 41 apartments, from 1 to 4 bedrooms, across four low-rise buildings, L'Échappée offers spacious, well-designed interiors with balconies or terraces to enjoy the mountain air. Thoughtfully planned, the architecture respects local traditions with stone-like foundations and wooden facades, echoing the charm of the surrounding historic chalets.

Located just minutes from the newly installed Vercland 10 person ski lift and with easy access to year-round activities, L'Échappée is more than just a home – it's a lifestyle that embraces the beauty and culture of mountain living.

The apartment is sold with an underground parking space, a cellar, and access to a private ski locker. Heating is provided by an individual gas boiler with centrally heated radiators in each room. The residence will be connected to the mains drains.

While the kitchen itself is not included, we can recommend skilled artisans who would be able to provide quotes for its installation.

The delivery date for this property is scheduled for the last semester of 2026.

T2 cabines:-

Apt	Facing	Size m2	Price inc VAT	Floor
B11	NW	39.57	€ 234,000	1st
B22	SE	44.14	€ 261,000	2nd
B24	NW	48.41	€ 291,000	2nd
B21	NW	51.34	€ 306,000	2nd

[Appts. L'Échappée, T2](#)

[Appts. L'Échappée, T3](#)

[Appts. L'Échappée, T4](#)

The property is covered by the copropriété rules.

### Plan de vente NOTAIRE







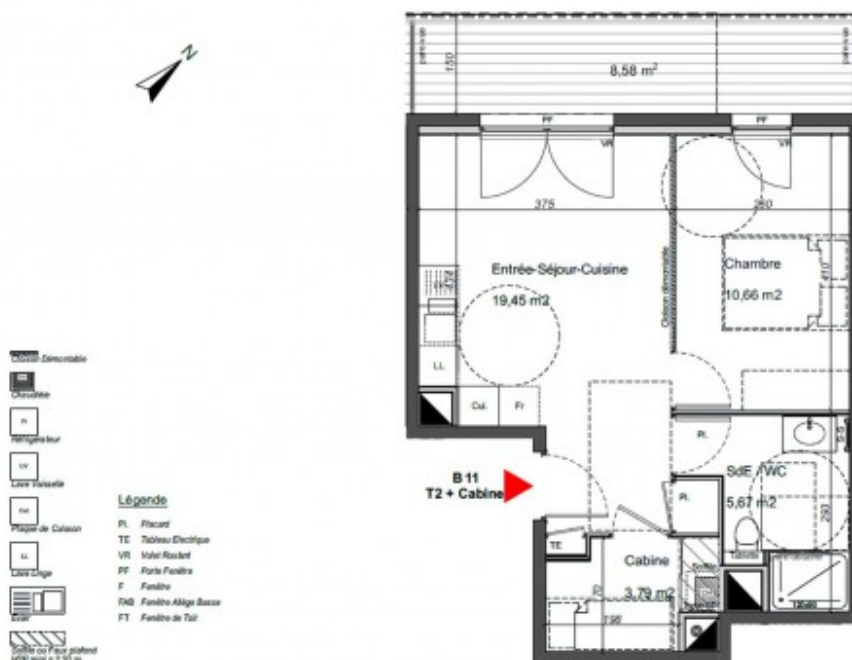
# Plan de pré-commercialisation

## Légende

-  Accès piétons
-  Accès véhicules

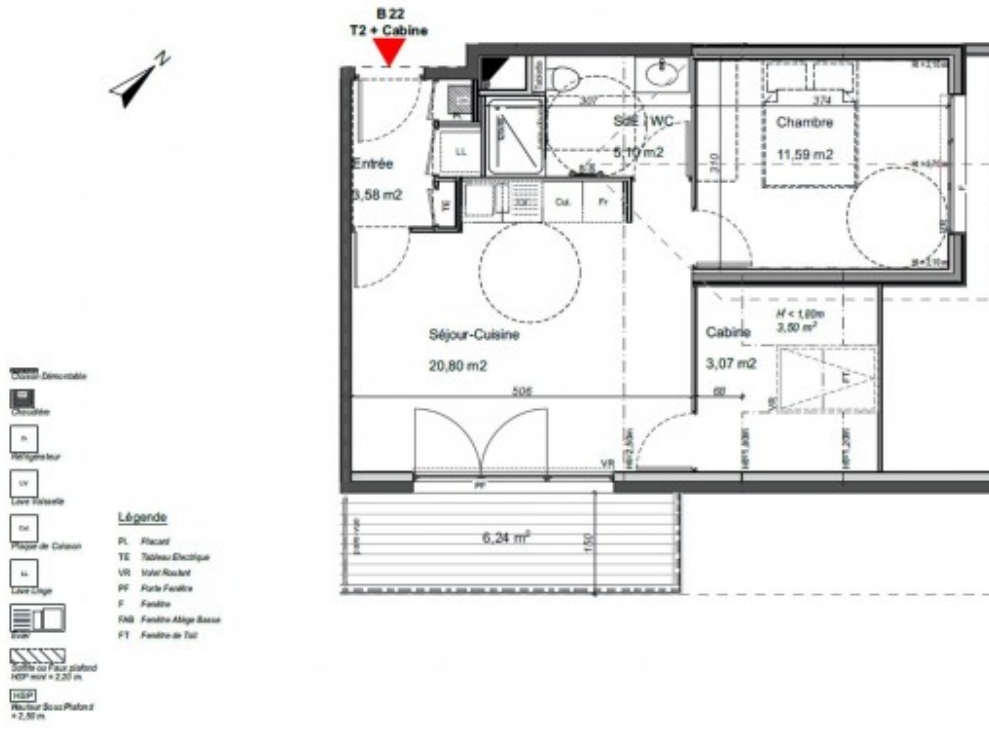


# Plan de vente NOTAIRE



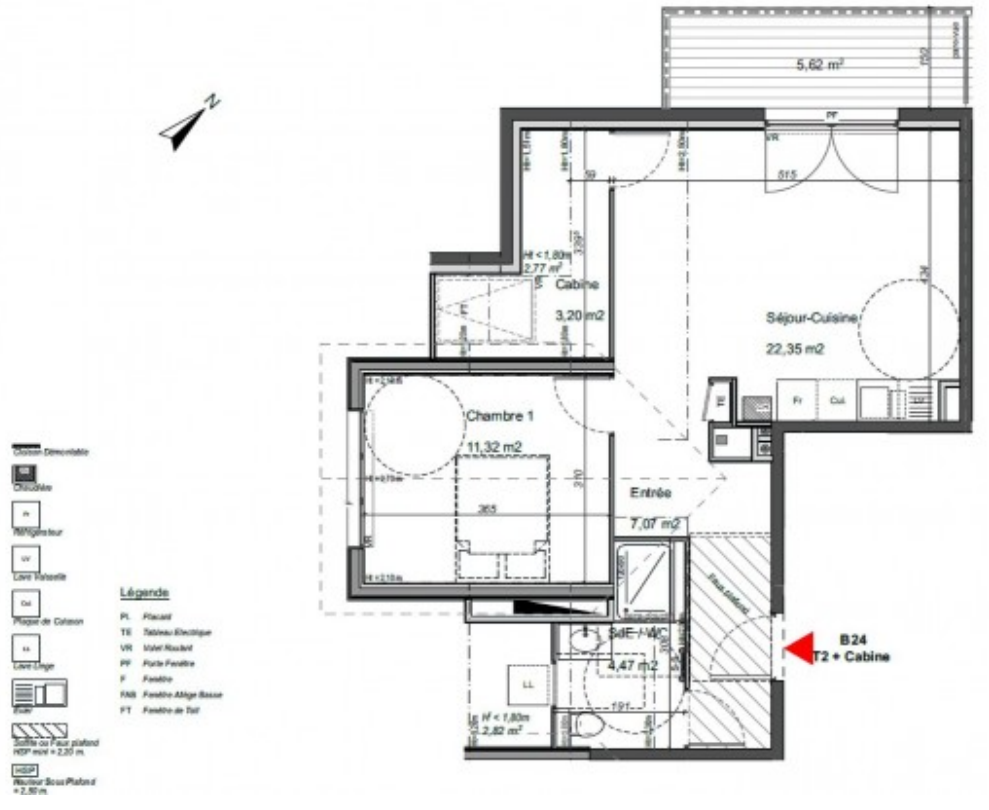
Bâtiment B		
R+1	T2 + Cabine	B 11
Entrée - Séjour - Cuisine	19,45 m <sup>2</sup>	
Chambre	10,66 m <sup>2</sup>	
Cabine	3,79 m <sup>2</sup>	
Salle d'Eau / WC	5,67 m <sup>2</sup>	
<b>TOTAL SURFACE HABITABLE</b>	<b>39,57 m<sup>2</sup></b>	
Balcon	3,55 m <sup>2</sup>	
<b>TOTAL SURFACE EXTERIEURE</b>	<b>8,56 m<sup>2</sup></b>	

Plan de vente NOTAIRE



Bâtiment B		
R+2	T2 + Cabine	B 22
Entrée	3,58 m <sup>2</sup>	
Séjour - Cuisine	20,80 m <sup>2</sup>	
Chambre	11,59 m <sup>2</sup>	
Cabine	3,07 m <sup>2</sup>	
Salle d'eau / WC	5,10 m <sup>2</sup>	
<b>TOTAL SURFACE HABITABLE</b>	<b>44,14 m<sup>2</sup></b>	
<b>TOTAL SURFACE H<sup>2</sup> &lt; 1,80m</b>	<b>3,50 m<sup>2</sup></b>	
Balcon	6,24 m <sup>2</sup>	
<b>TOTAL SURFACE EXTERIEURE</b>	<b>6,24 m<sup>2</sup></b>	

Plan de vente NOTAIRE



Bâtiment B		
R+2	T2 + Cabine	B 24
Entrée	7,07 m <sup>2</sup>	
Séjour - Cuisine	22,35 m <sup>2</sup>	
Chambre 1	11,32 m <sup>2</sup>	
Cabine	3,20 m <sup>2</sup>	
Salle d'eau / WC	4,47 m <sup>2</sup>	
<b>TOTAL SURFACE HABITABLE</b>	<b>48,41 m<sup>2</sup></b>	
<b>TOTAL SURFACE H<sup>2</sup> &lt; 1,80m</b>	<b>5,59 m<sup>2</sup></b>	
Balcon	5,62 m <sup>2</sup>	
<b>TOTAL SURFACE EXTERIEURE</b>	<b>5,62 m<sup>2</sup></b>	