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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'Échappée, T3

Samoëns, Samoëns & Vallée, Grand Massif

290 000 €uros



Contact

Contact **Em Entwistle** about this property.

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Key Features

Price	290 000 Euros
Status	FOR SALE
Last updated	25/09/2024
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	2
Bathrooms	1
Heating	Gas
Ski access	Ski bus
Nearest skiing	1.8 km
Nearest shops	1.1 km
Garage	Covered parking
Drainage	Mains drains
Number of lots	41
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	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.

T3s:-

Apt	Facing	Size m2	Price inc VAT	Floor
C12	SE	59.73	€ 321,000	1st
B14	SE	59.54	€ 331,000	1st
D23	NW	59.44	€ 367,000	2nd
C23	NW	59.44	€ 367,000	2nd
D12	SE	67.27	€ 387,000	2nd

[Appts. L'Échappée, T2](#)

[Appts. L'Échappée, T2 cabine](#)

[Appts. L'Échappée, T4](#)

The property is covered by the copropriété rules.

Plan de vente NOTAIRE



Bâtiment D		
R+1	T3	D 12
Entrée	4,80 m ²	
Séjour - Cuisine	27,10 m ²	
Chambre 1	14,92 m ²	
Chambre 2	9,01 m ²	
Salle d'Eau / wc	7,18 m ²	
Dépassement	4,26 m ²	
TOTAL SURFACE HABITABLE	67,27 m²	
Balcon	6,63 m ²	
TOTAL SURFACE EXTERIEURE	6,63 m²	





Plan de pré-commercialisation

Légende

-  Accès piétons
-  Accès véhicules



Plan de vente NOTAIRE



Bâtiment C			
	R+1	T3	C 12
Entrée			4,15 m ²
Séjour - Cuisine			25,17 m ²
Chambre 1			12,29 m ²
Chambre 2			9,00 m ²
Salle d'Eau / wc			5,52 m ²
Dépassement			3,20 m ²
TOTAL SURFACE HABITABLE			59,73 m²
Balcon			6,17 m ²
TOTAL SURFACE EXTERIEURE			6,17 m²

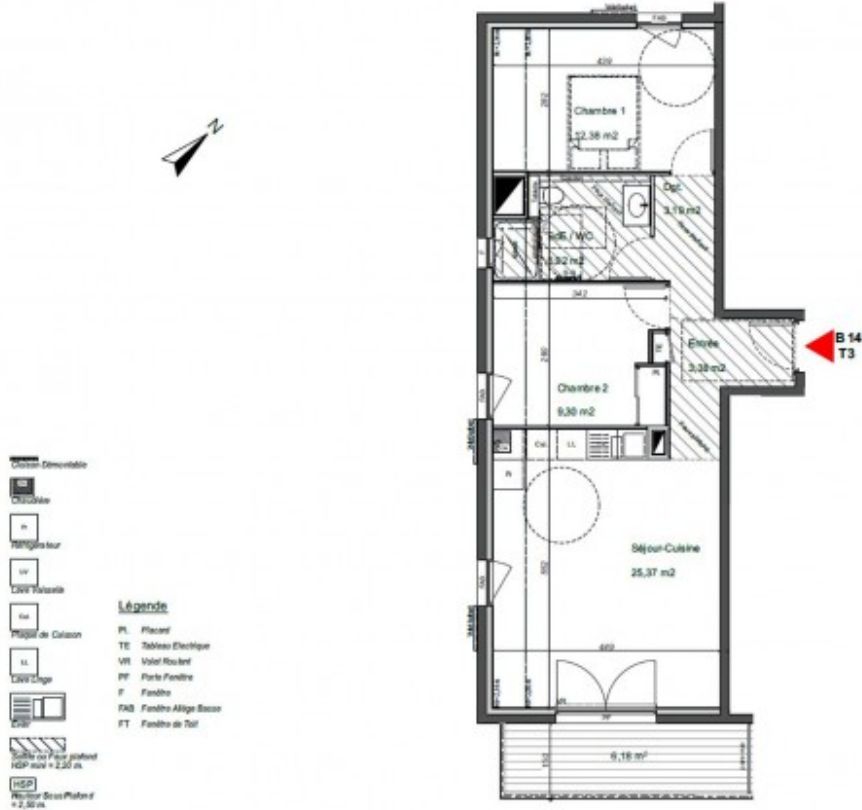
-  Démontable
-  Cloison
-  Mur
-  Mur Plancher
-  Mur Vitroverre
-  Mur
-  Plafond de Cuisine
-  Mur
-  Mur Linge
-  Mur

Légende

- P: Placard
- TE: Tableau Electrique
- VR: Voté Roulet
- FF: Porte Fenêtré
- F: Fenêtré
- MB: Fenêtré Alège Basée
- FT: Fenêtré de Toit

-  Solle au Plac platé
-  Mur de Placé

Plan de vente NOTAIRE

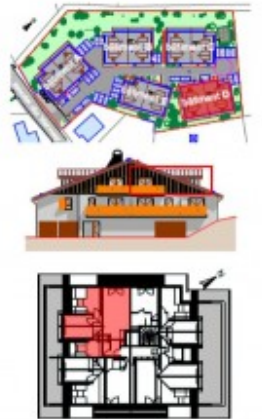
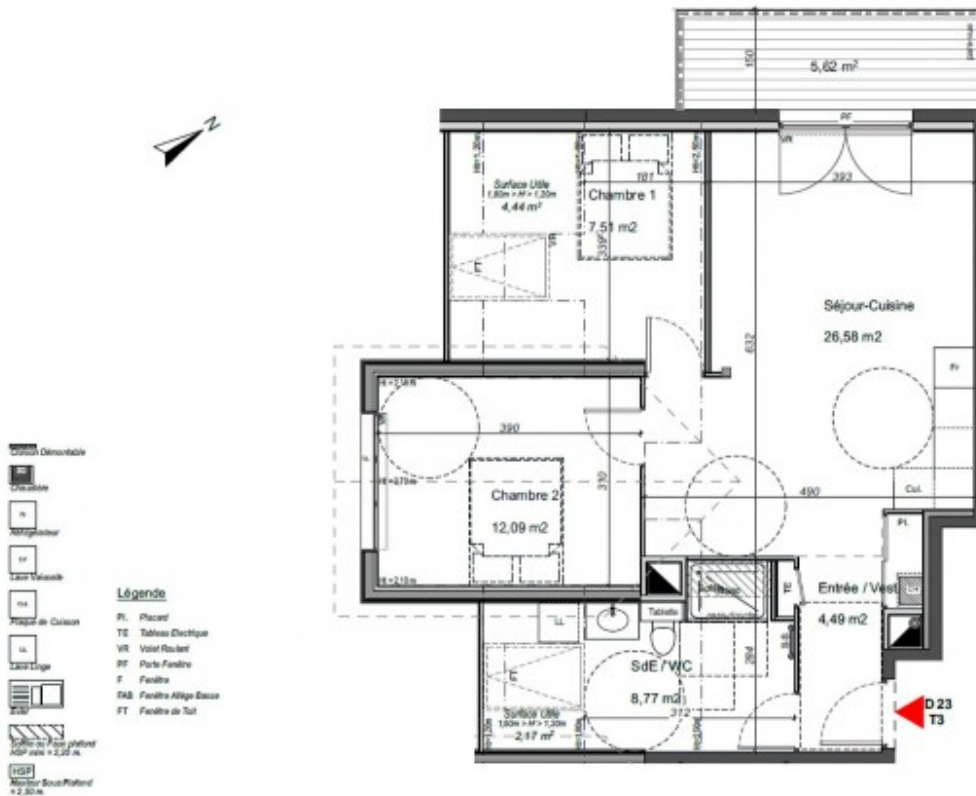


Bâtiment B		
R+1	T3	B 14

Entrée	3,38 m ²
Séjour - Cuisine	25,37 m ²
Chambre 1	12,58 m ²
Chambre 2	9,20 m ²
Salle d'Eau / wc	5,92 m ²
Dégagement	3,19 m ²
TOTAL SURFACE HABITABLE	59,54 m²

Balcon	6,18 m ²
TOTAL SURFACE EXTERIEURE	6,18 m²

Plan de vente NOTAIRE



Bâtiment D		
R+2	T3	D 23

Entrée / Vestiaire	4,49 m ²
Séjour - Cuisine	26,58 m ²
Chambre 1	7,51 m ²
Chambre 2	12,09 m ²
Salle d'Eau / wc	8,77 m ²
TOTAL SURFACE HABITABLE	59,44 m²

TOTAL SURFACE H¹ < 1,80m	6,61 m²
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Terrasse	5,62 m ²
TOTAL SURFACE EXTERIEURE	5,62 m²

Plan de vente NOTAIRE



COUPE Dépendance



Chambre



Placard



Placard



Placard



Placard



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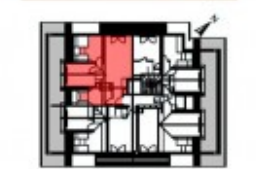
Placard



Placard



Placard



Bâtiment C		
R+2	T3	C 23
Entrée / Vestiaire	4,49 m ²	
Séjour - Cuisine	26,58 m ²	
Chambre 1	7,51 m ²	
Chambre 2	12,09 m ²	
Salle d'Eau / WC	8,77 m ²	
TOTAL SURFACE HABITABLE	59,44 m²	
TOTAL SURFACE H¹ < 1,80m	6,72 m²	
Terrasse	5,62 m ²	
TOTAL SURFACE EXTERIEURE	5,62 m²	