



**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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# 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

<b>Price</b>	290 000 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.

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













# Plan de pré-commercialisation

## Légende

-  Accès piétons
-  Accès véhicules



# Plan de vente NOTAIRE



Bâtiment C		
	R+1	T3 C 12
Entrée		4,15 m <sup>2</sup>
Séjour - Cuisine		25,17 m <sup>2</sup>
Chambre 1		12,29 m <sup>2</sup>
Chambre 2		9,00 m <sup>2</sup>
Salle d'Eau / wc		5,92 m <sup>2</sup>
Dégagement		3,20 m <sup>2</sup>
<b>TOTAL SURFACE HABITABLE</b>		<b>59,73 m<sup>2</sup></b>
Balcon		6,17 m <sup>2</sup>
<b>TOTAL SURFACE EXTERIEURE</b>		<b>6,17 m<sup>2</sup></b>

02020 Démontable

02021 Carrelage

02022 Placard

02023 Placard

02024 Placard

02025 Placard

02026 Placard

02027 Placard

02028 Placard

02029 Placard

02030 Placard

02031 Placard

02032 Placard

02033 Placard

02034 Placard

## Légende

- P: Placard
- TE: Tableau Electrique
- VR: Voté Roulet
- FF: Porte Fenêtre
- F: Fenêtre
- FA: Fenêtre Alège Basse
- FT: Fenêtre de Toit

02035 Placard

02036 Placard

02037 Placard

02038 Placard



Plan de vente NOTAIRE



COUPEZ Démontable

-  Porte Démontable
-  Fenêtre Démontable
-  Fenêtre Démontable
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Légende

- Pl. Placard
- TE Tableau Electrique
- VR Votif Placard
- PF Porte Fenêtre
- F Fenêtre
- TAB Fenêtre Alège Basse
- TT Fenêtre de Toit



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