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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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L'Eterle, Lot 1

Samoëns, Samoëns & Vallée, Grand Massif

572 000 €uros



Contact

Contact **Shane Cunningham** about this property.

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Key Features

Price	572 000 Euros
Status	FOR SALE
Last updated	20/02/2025
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	3
Bathrooms	2
Floor area	85.7 m ²
Land area	182 m ²
Heating	Underfloor heating
Ski access	Ski bus
Nearest skiing	3.5 km
Nearest shops	2.6 km
Garden	Yes
Garage	Double
Drainage	Mains drains
Number of lots	4
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Set in the idyllic hamlet of Vallon d'en Haut, L'ETERLE is an exclusive new development designed to immerse you in the stunning beauty of the surrounding mountain scenery.

This charming property comprises of four thoughtfully crafted apartments divided over two buildings, offering two- and three-bedroom options.

Each home features spacious, carefully designed interiors, with all of the properties enjoying dual orientations and private outdoor spaces such as balconies or gardens.

Built to RE2020 environmental standards, the development ensures energy efficiency, with individual heat pumps providing underfloor hydraulic heating and hot water.

Located just a five-minute drive from the Samoëns gondola and four minutes from the heart of Samoëns village, L'ETERLE offers a prime location for both winter and summer activities. A short ten-minute walk will take you to peaceful riverside paths, and a ski shuttle stop is conveniently located just 100 metres from the property. Furthermore, Samoëns is only an hour's drive from Geneva International Airport, ensuring easy access for year-round getaways or international travel.

Apartment 1 is a spacious 85.71m² ground-floor residence designed for both comfort and practicality. The layout includes an entrance hall with built-in storage, a separate WC, a bathroom, an ensuite master bedroom with a walk-in wardrobe, two additional bedrooms, and an open-plan kitchen and living area. From the living space, you'll step onto a south-facing terrace that opens into a 182m² southeast-facing private garden. This apartment also includes a generous 68.6m² underground garage, offering ample space for parking and storage.

While the kitchen is not included, we are pleased to recommend skilled local artisans who can provide tailored quotes for its installation. As a special incentive to start the program, the first two buyers will receive a discount of €15,000 toward their kitchen installation costs.

The delivery of this project is planned for the first trimester of 2027.

L'Eterle, Lot 3

The property is covered by the copropriété rules.

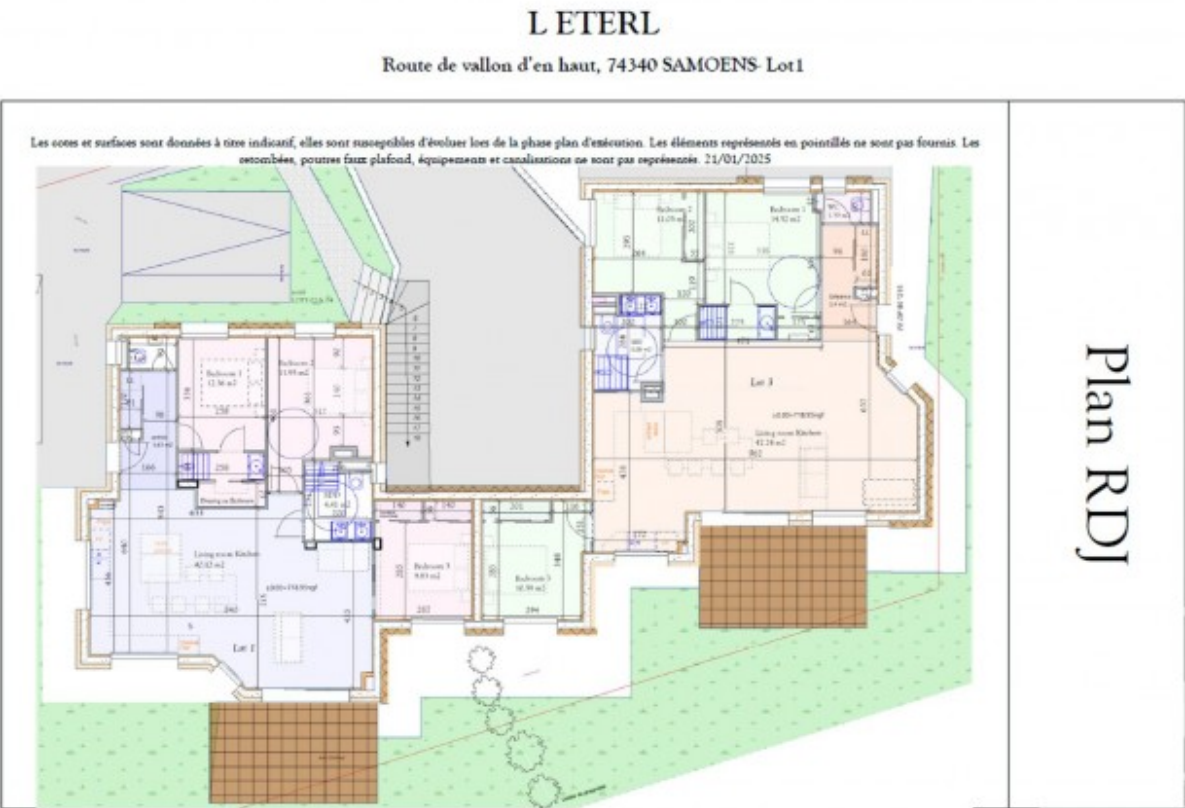


IMAGE À TITRE INDICATIF - PROVENANT D'UN AUTRE PROGRAMME.
NON CONTRACTUEL.



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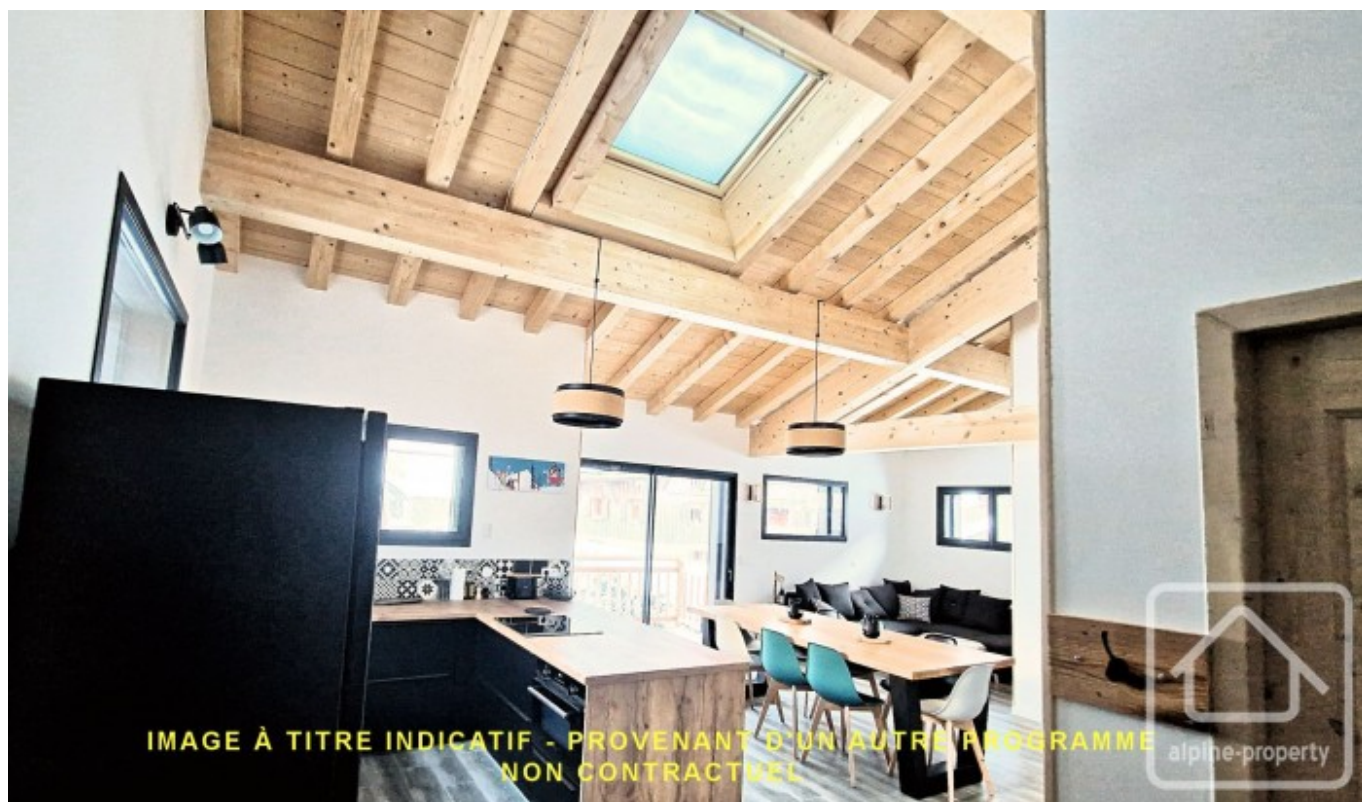




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