



# 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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## L'Eterl, Lot 1

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

**575 000 €uros**



## Contact

Contact **Shane Cunningham** about this property.

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# Key Features

<b>Price</b>	575 000 €uros
<b>Status</b>	FOR SALE
<b>Last updated</b>	20/10/2025
<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>	85.7 m <sup>2</sup>
<b>Land area</b>	182 m <sup>2</sup>
<b>Heating</b>	Underfloor heating
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	3.5 km
<b>Nearest shops</b>	2.6 km
<b>Garden</b>	Yes
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	4
<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

Set in the idyllic hamlet of Vallon d'en Haut, L'ETERL 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'ETERL 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 85.71m<sup>2</sup> 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 182m<sup>2</sup> southeast-facing private garden.

While the kitchen is not included, we are pleased to recommend skilled local artisans who can provide tailored quotes for its installation.

Spacious underground garages are also available to purchase with this property. Please find a list of garage sizes and prices below.

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

## **Garages available:-**

- Lot 5 ---- 67.70m<sup>2</sup> ---- 34,500€
- Lot 6 ---- 30.40m<sup>2</sup> ---- 23,500€
- Lot 7 ---- 22.00m<sup>2</sup> ---- 20,000€
- Lot 8 ---- 33.30m<sup>2</sup> ---- 25,500€
- Lot 9 ---- 45.70m<sup>2</sup> ---- 29,500€

For an idea of the excellent standard of interior finishing to be expected in the L'Eterl project, please click on this link to view another project completed by the same developer:-

[Similar Project](#)

## **Other available apartments:-**

[L'Eterl, Lot 2](#)

[L'Eterl, Lot 3](#)

[L'Eterl, Lot 4](#)

The property is covered by the copropriété rules.

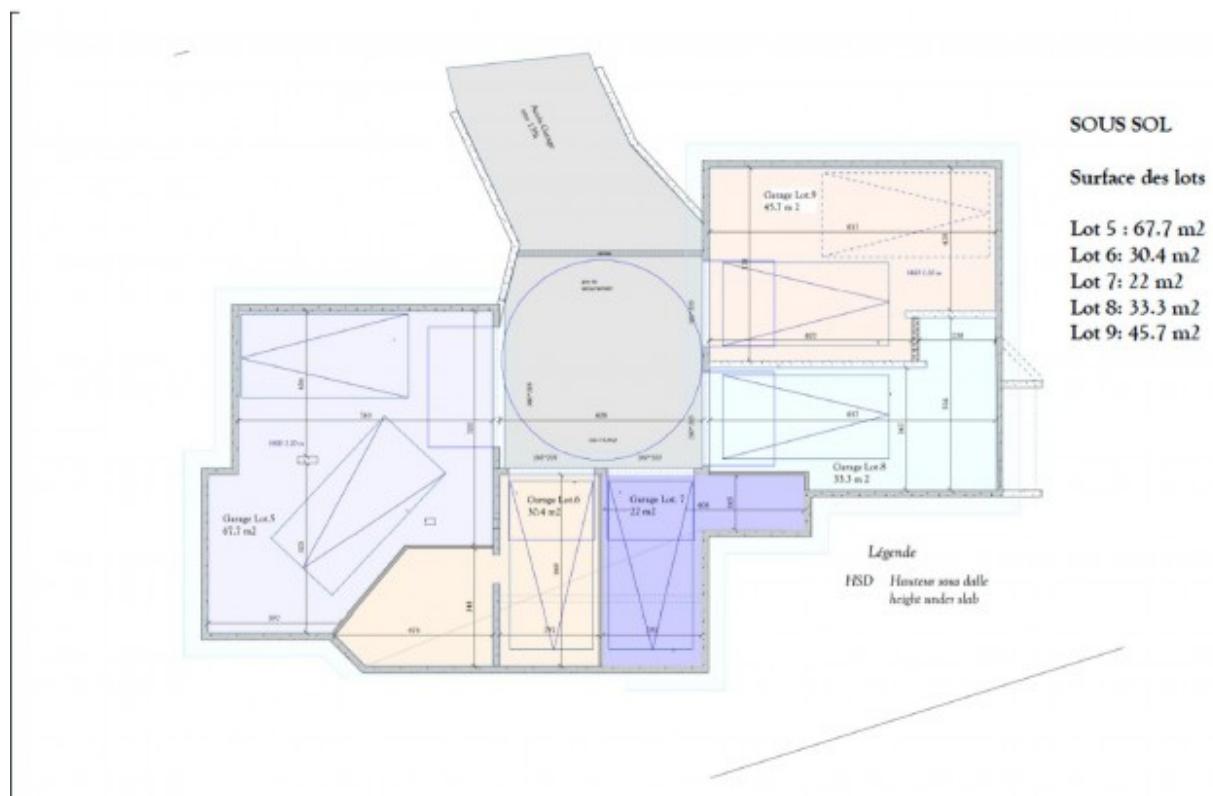








IMAGE À TITRE INDICATIF - PROVENANT D'UN AUTRE PROGRAMME.  
NON CONTRACTUEL



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