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Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# L'Eterle, Lot 2

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

**547 000 €uros**



## Contact

Contact **Shane Cunningham** about this property.

**Tel:** +33 6 70 03 50 92

**Email:** [shane@alpine-property.com](mailto:shane@alpine-property.com)

# Key Features

<b>Price</b>	547 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	27/02/2025
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Floor area</b>	79 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>Garage</b>	Double
<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'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—perfect for savouring the fresh alpine air.

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 meters 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 2 is a spacious 79m<sup>2</sup> first-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, an additional bedroom, and an open-plan kitchen and living area. From the living space, you'll step onto a south-facing 6.5m<sup>2</sup> balcony, and a 6.3m<sup>2</sup> west facing balcony. This apartment also includes a generous 47m<sup>2</sup> 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 1](#)

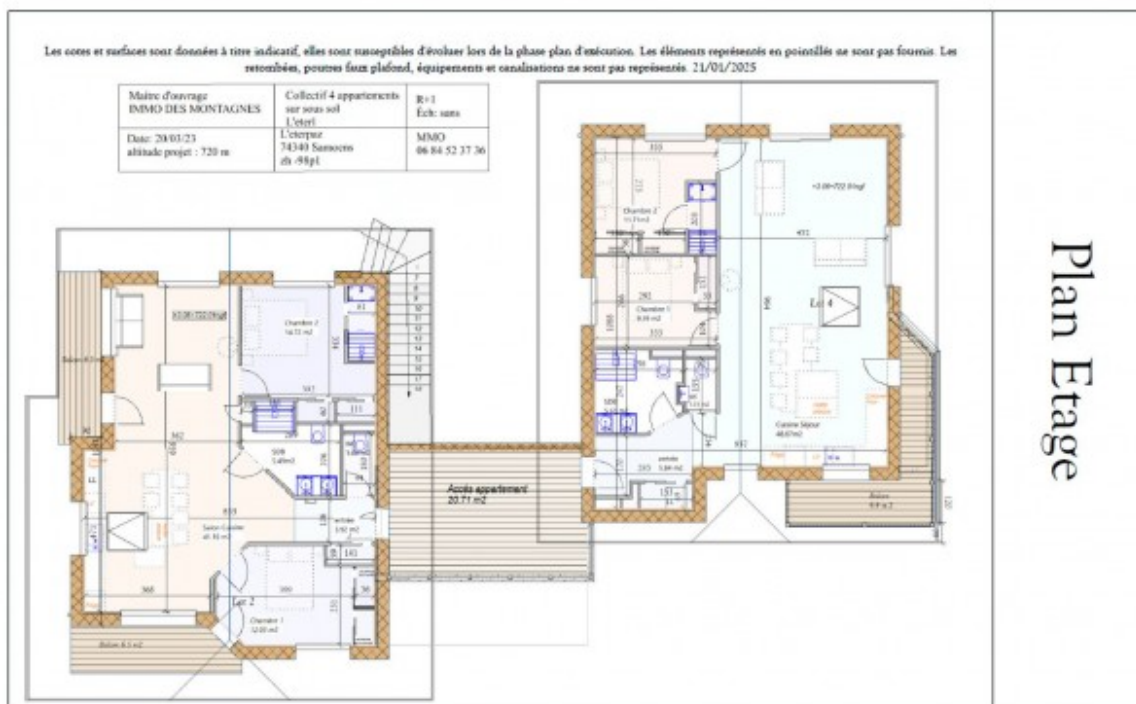
[L'Eterle, Lot 3](#)

[L'Eterle, Lot 4](#)

The property is covered by the copropriété rules.

## L ETERL

Route de vallon d'en haut, 74340 SAMOENS Lot 2



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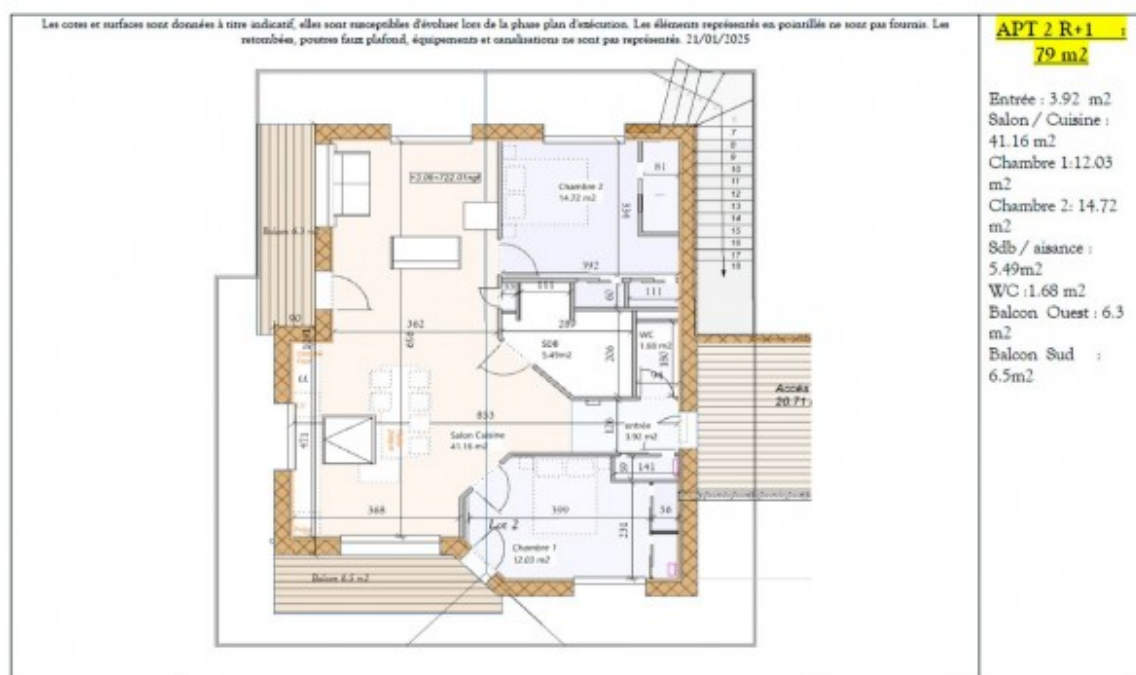




IMAGE À TITRE INDICATIF - PROVENANT D'UN AUTRE PROGRAMME.  
NON CONTRACTUEL.



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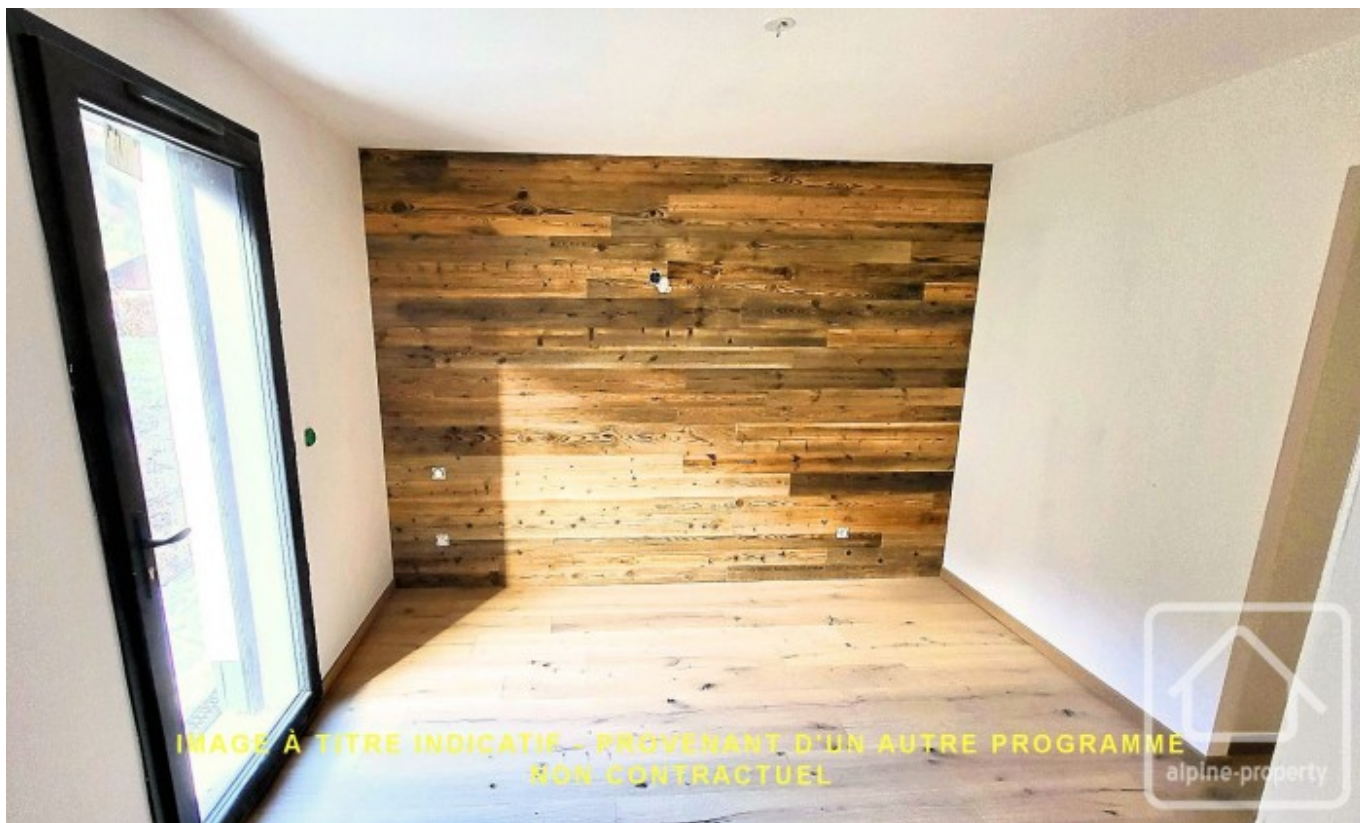


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