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# Appts. L'Éloge du Poète, B004

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

**376 000 €uros**



## Contact

Contact **Shane Cunningham** about this property.

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# Key Features

<b>Price</b>	376 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	16/05/2026
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floor area</b>	53.5 m <sup>2</sup>
<b>Land area</b>	32 m <sup>2</sup>
<b>Heating</b>	Combined system
<b>Chimney</b>	None
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.2 km
<b>Nearest shops</b>	280 m
<b>Garden</b>	Yes
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	26
<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

Discover the ultimate mountain lifestyle at the new residence L'Eloge du Poète, where you can breathe in the crisp air and leave your car behind in the parking lot. With an apartment here, you're not just investing in a ski area; you're embracing a year-round haven of activities. From exhilarating summer hikes amidst lush forests to tranquil lakeside strolls, every season offers something spectacular just steps from your door.

Immerse yourself in the rich heritage of Samoëns with this thoughtfully designed apartment, offering breathtaking views of Le Criou. Inspired by the legacy of Jean-Alfred Mogenet, a local poet and farmer whose verses captured the essence of local mountain life, the residence pays homage to the village's distinguished history. Each apartment in this development is meticulously crafted with top-of-the-line amenities and customizable options, ensuring your dream home becomes a reality.

Apartment B04 is a 53.52m<sup>2</sup>, two bedroom ground floor apartment consisting of; an entrance area, an open plan kitchen and living / dining room, two double bedrooms, a bathroom, a 14.96m<sup>2</sup> private terrasse and a 46.76m<sup>2</sup> east facing private garden.

The property offers a perfect blend of tradition and modernity with meticulously designed interiors. From wood-clad living room walls to sleek porcelain-tiled bathrooms, every detail exudes authentic mountain charm. Commitment to sustainability shines through with low-energy performance and compliance with the latest regulations, ensuring your home is as eco-friendly as it is luxurious.

The apartment includes convenient features such as underfloor heating and a ski room equipped with boot warmers. With parking, cellar, and ski storage included, every aspect of your mountain retreat is carefully considered.

Delivery is estimated for Spring 2027 and buyers will benefit from reduced notary fees at 3%.

Apt ----- Facing ---- Size m2 ---- Price inc VAT ----- Floor

*Studio:-*

B003 ----- E ----- 33.19 ----- € 246,000 ----- Ground ----- SOLD  
(Garden : 13.77m2 / Terrace : 15.30m2)

*1 BED:-*

B102 ----- N ----- 43.03 ----- € 324,000 ----- 1st ----- SOLD  
A102 ----- E ----- 44.50 ----- € 338,000 ----- 1st ----- SOLD  
B205 ----- S ----- 41.95 ----- € 362,000 ----- 2nd ----- SOLD

*1 BED PLUS BUNK ROOM:-*

A02 ----- E ----- 44.60 ----- € 328,000 ----- Ground ----- SOLD  
B002 ----- E ----- 45.34 ----- € 328,000 ----- Ground ----- SOLD  
A103 ----- E ----- 43.30 ----- € 332,000 ----- 1st ----- SOLD  
B001 ----- N/W ----- 47.31 ----- € 337,000 ----- Ground ----- SOLD  
[B101 ----- N/W ----- 47.37 ----- € 352,000 ----- 1st](#)  
(Balcony : 18.74m2)  
B201 ----- N/W ----- 47.42 ----- € 364,000 ----- 2nd ----- SOLD  
A03 ----- E ----- 50.49 ----- € 369,000 ----- Ground ----- SOLD  
B104 ----- S ----- 50.80 ----- € 379,000 ----- 1st ----- SOLD  
A04 ----- W ----- 57.37 ----- € 439,000 ----- Ground ----- SOLD

*2 BED:-*

[B004 ----- E ----- 53.52 ----- € 376,000 ----- Ground](#)  
(Garden : 46.76m2 / Terrace : 14.96m2)  
A104 ----- S ----- 68.30 ----- € 512,000 ----- 1st ----- SOLD  
B204 ----- S ----- 60.40 ----- € 547,000 ----- 2nd ----- SOLD

*2 BED PLUS BUNK ROOM:-*

[A01 ----- E ----- 64.90 ----- € 459,000 ----- Ground](#)  
(Garden : 105.78m2 / Terrace : 11.77m2)  
A101 ----- N ----- 65.60 ----- € 489,000 ----- 1st ----- SOLD  
[B005 ----- E ----- 70.92 ----- € 497,000 ----- Ground](#)  
(Garden : 38.55m2 / Terrace : 16.18m2)  
[B203 ----- E ----- 71.34 ----- € 628,000 ----- 2nd](#)  
(Balcony : 17.64m2)

*3 BED:-*

A203 ----- E ----- 71.20 ----- € 575,000 ----- 2nd ----- SOLD  
[A202 ----- E ----- 77.08 ----- € 647,000 ----- 2nd](#)  
(Balcony : 99.11m2)

*3 BED PLUS BUNK ROOM:-*

B103 ----- E/S ----- 74.69 ----- € 577,000 ----- 1st ----- SOLD  
[A201 ----- N ----- 89.05 ----- € 746,000 ----- 2nd](#)  
(Balcony : 9.11m2)  
B202 ----- E ----- 81.98 ----- € 798,000 ----- 2nd ----- SOLD  
[A204 ----- S ----- 112.96 ----- € 892,000 ----- 2nd](#)  
(Balcony : 9.11m2)

The property is covered by the copropriété rules.

**PROVISOIRE**

NIVEAU RDC

FACADE EST

FACADE SUD

FACADE

- POTEAU
- ▨ FAUX PLAFOND
- ▨ SOFFITE
- ▨ GAINÉ TECHNIQUE

VR VOLET ROLLANT  
VB VOLET FIXE

F REFRIGERATEUR  
LV EMPLACEMENT LAVE VAISSELLE  
M. EMPLACEMENT MACHINE A LAVER

EDEL TABLEAU ELECTRIQUE

APPARTEMENT B 004

SEJOUR/CUISINE

SdB

Chambre 1

Chambre 2

Terrasse

Jardin

OPTION PMR

**L'ELOGE DU POETE**  
Route des Lacs - SAMOENS - 74360

**CHALET B**

NIVEAU RDC

APPARTEMENT B004	TYPE T3
PIECES	SURFACE HABITABLE m²
ENTREE	5,56
SEJOUR/CUISINE	21,41
CHAMBRE 1	11,83
CHAMBRE 2	9,39
SdB	3,99
WC	1,34
	<b>53,52 m²</b>
TERRASSE	14,96
JARDIN	46,78
	<b>61,74 m²</b>













PROPOSITION HOME STAGING 3D - NON CONTRACTUEL

