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# Appts. L'Éloge du Poète, B101

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

**352 000 €uros**



## Contact

Contact **Shane Cunningham** about this property.

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# Key Features

<b>Price</b>	352 000 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>	47.4 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>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 B101 is a 47.37m<sup>2</sup>, one bedroom, plus bunk room first floor apartment consisting of; an entrance area, a double bedroom, a bunk room, a bathroom, an open plan kitchen and living / dining room leading onto a 18.74m<sup>2</sup> north west exposed private balcony.

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:-*

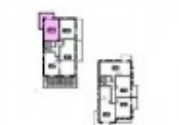
B103 ----- E/S ----- 74.69 ----- € 577,000 ----- 1st ----- SOLD  
[A201 ----- N ----- 89.05 ----- € 746,000 ----- 2nd](#)  
(Balcony : 9.11m2)  
B202 ----- E ----- 81.98 ----- € 798,000 ----- 2nd ----- SOLD  
[A204 ----- S ----- 112.96 ----- € 892,000 ----- 2nd](#)  
(Balcony : 9.11m2)

The property is covered by the copropriété rules.


**PROVISOIRE**




NIVEAU 1



FACADE OUEST



FACADE NORD



FACADE

VR VOLET ROLANT

VB VOLET BATANT

R REFRIGERATEUR

UV IMPLACEMENT LAVE VASSELLE

ME IMPLACEMENT MACHINE A LAVER


EDEL TABLEAU ELECTRIQUE


POTEAU


FAUX PLAFOND

SOFRITE

GAINE TECHNIQUE







**L'ELOGE DU POETE**  
RUE DE L'ETRE - 74100 - 1400

**CHALET B**

NIVEAU 1

APPARTEMENT B101	TYPE T2+
PIECES	SURFACE HABITABLE m2
ENTREE	4.41
SEJOUR/CUISINE	20.62
CHAMBRE 1	10.87
COIN MONTAGNE	2.99
SDB	5.45
DEGT	3.03
	<b>47.37 m<sup>2</sup></b>
BALCON	18.74
	<b>18.74 m<sup>2</sup></b>

OPTION PMR













PROPOSITION HOME STAGING 3D - NON CONTRACTUEL

