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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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Appts. L'Éloge du Poète, B005

Samoëns, Samoëns & Vallée, Grand Massif

497 000 €uros



Contact

Contact **Shane Cunningham** about this property.

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Key Features

Price	497 000 Euros
Status	FOR SALE
Last updated	16/05/2026
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	3
Bathrooms	1
Floor area	70.9 m ²
Land area	26 m ²
Heating	Combined system
Chimney	None
Ski access	Ski bus
Nearest skiing	1.2 km
Nearest shops	280 m
Garden	Yes
Garage	Covered parking
Drainage	Mains drains
Number of lots	26
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	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 B005 is a 70.92m², two bedroom, plus bunk room ground floor apartment consisting of; an entrance area with storage, an open plan kitchen and living / dining room, two double bedrooms, a bunk room, a bathroom, a 16.18m² private terrasse and a 38.55m² west 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 OUEST



FACADE SUD



FACADE





 POTEAU
 FAUX PLAFOND
 SDFRTE
 GAINE TECHNIQUE

VR VOLET ROULANT
 VD VOLET FIXE
 R REFRIGERATEUR
 LV IMPLACEMENT LAVE VASSELLE
 ETEL TABLEAU ELECTRIQUE



OPTION PMR



L'ELOGE DU POETE

Rue de Loche - SAMOEN - 7443

CHALET B

NIVEAU RDC	
APPARTEMENT B005	TYPE T3+
PIECES	SURFACE HABITABLE (m2)
ENTREE	3.64
SEJOUR/CUISINE	29.64
CHAMBRE 1	11.83
CHAMBRE 2	10.51
COIN MONTAGNE	6.05
SDB	4.86
WC	1.26
DEGT	3.13
	70.92 m²
TERRASSE	11.35
JARDIN	25.56
	36.91 m²













PROPOSITION HOME STAGING 3D - NON CONTRACTUEL