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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, B202

Samoëns, Samoëns & Vallée, Grand Massif

798 000 Euros



Contact

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Key Features

Price	798 000 Euros
Status	FOR SALE
Last updated	20/03/2025
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	3
Bathrooms	3
Floor area	82 m ²
Heating	Combined system
Ski access	Ski bus
Nearest skiing	1.2 km
Nearest shops	280 m
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 B202 is a 106.81m² duplex apartment, with 81.98m² over 1.8m. This three-bedroom apartment features a well-designed layout across two levels.

On the lower level, you'll find an entrance area with storage, a bathroom, and an open-plan kitchen and living area, which seamlessly extends onto a 17.63m² east-facing balcony.

The upper level includes a master bedroom with an ensuite, two double bedrooms, a bathroom, an independent WC, and a 9m² living space, ideal for a home office or additional lounge area.

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](#)

(Balcony : 13.17m2)

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](#)

(Garden : 99.35m2 / Terrace : 21.09m2)

[B101 ----- N/W ----- 47.37 ----- € 352,000 ----- 1st](#)

(Balcony : 18.74m2)

[B201 ----- N/W ----- 47.42 ----- € 364,000 ----- 2nd](#)

(Balcony : 19.01m2)

A03 ----- E ----- 50.49 ----- € 369,000 ----- Ground ----- SOLD

B104 ----- S ----- 50.80 ----- € 379,000 ----- 1st ----- SOLD

[A04 ----- W ----- 57.37 ----- € 439,000 ----- Ground](#)

(Garden : 81.14m2 / Terrace : 20.57m2)

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](#)

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](#)

(Balcony : 38.85m2)

[A201 ----- N ----- 89.05 ----- € 746,000 ----- 2nd](#)

(Balcony : 9.11m2)

[B202 ----- E ----- 81.98 ----- € 798,000 ----- 2nd](#)

(Balcony : 17.63m2)

[A204 ----- S ----- 112.96 ----- € 892,000 ----- 2nd](#)

(Balcony : 9.11m2)

The property is covered by the copropriété rules.

PROVISOIRE

NIVEAU COMBLES

NIVEAU 2

OPTION PMR

L'ELOGE DU POETE
Route des Lacs - SAMOENS - FRANCE

CHALET B

NIVEAU 2 + COMBLES

APPARTEMENT B202	TYPE T4+
PIECES	SURFACE HABITABLE m2
ENTREE	4.86
SALON/CUISINE	31.50
CHAMBRE 1	9.08
CHAMBRE 2	9.11
CHAMBRE 3	6.30
SDB	4.45
SDE 1	3.61
SDE 2	2.23
WC 1	1.19
WC	1.60
MEZZANINE	8.25
	81.98 m²
CHAMBRE 1<1.80m	8.63
CHAMBRE 2<1.80m	4.99
CHAMBRE 3<1.80m	8.60
MEZZANINE<1.80m	2.41
	24.83 m²
BALCON	17.63
	17.63 m²













PROPOSITION HOME STAGING 3D - NON CONTRACTUEL

