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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, B203

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

**628 000 €uros**



## Contact

Contact **Shane Cunningham** about this property.

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# Key Features

<b>Price</b>	628 000 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>	3
<b>Bathrooms</b>	3
<b>Floor area</b>	71.3 m <sup>2</sup>
<b>Heating</b>	Combined system
<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 B203 is a 86.16m<sup>2</sup> duplex apartment, with 71.34m<sup>2</sup> deemed habitable. This two-bedroom apartment features a well-designed layout across two levels.

On the lower level, you'll find an entrance area with storage, a bathroom, a bunk room and an open-plan kitchen and living area, which seamlessly extends onto a 17.64m<sup>2</sup> east-facing balcony.

The upper level includes a master bedroom with an ensuite, a double bedroom, a bathroom and a 7m<sup>2</sup> 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 ----- 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:-*

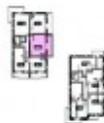
B103 ----- E/S ----- 74.69 ----- € 577,000 ----- 1st ----- SOLD  
[A201 ----- N ----- 89.05 ----- € 746,000 ----- 2nd](#)  
(Balcony : 9.11m2)  
B202 ----- E ----- 81.98 ----- € 798,000 ----- 2nd ----- SOLD  
[A204 ----- S ----- 112.96 ----- € 892,000 ----- 2nd](#)  
(Balcony : 9.11m2)

The property is covered by the copropriété rules.

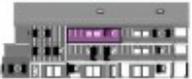
**PROVISOIRE**



NIVEAU 2 + COMBLES



FACADE EST



FACADE



FACADE



FACADE



 POUTREAU  
 FAUX-PLAFOND  
 SOFFITE  
 GAINES TECHNIQUES

VR VOLET ROLLANT  
 VB VOLET BATANT  
 F REFRIGERATEUR  
 LV EMPLACEMENT LAVE VERRES  
 ML EMPLACEMENT MACHINE ALAVIER  
 ETEL TABLEAU ELECTRIQUE



NIVEAU COMBLES



**OPTION PMR**

NIVEAU 2



**L'ELOGE DU POETE**  
Route des Lacs - SAMOENS - FC66

**CHALET B**

NIVEAU 2 + COMBLES

APPARTEMENT B205	TYPE T3+
PIECES	SURFACE HABITABLE m <sup>2</sup>
ENTREE	3,28
SALON/CUISINE	29,83
CHAMBRE 1	9,40
CHAMBRE 2	9,03
COIN MONTAGNE	2,99
SDB	3,38
SDE 1	5,19
WC	1,79
MEZZANINE	6,45
	<b>71,34 m<sup>2</sup></b>
CHAMBRE 1 < 1,80m	6,36
CHAMBRE 2 < 1,80m	6,97
MEZZANINE < 1,80m	1,49
	<b>14,82 m<sup>2</sup></b>
BALCON	17,64
	<b>17,64 m<sup>2</sup></b>
PLOMBERIE	4,99













PROPOSITION HOME STAGING 3D - NON CONTRACTUEL

