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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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Appts. L'Éloge du Poète, B203

Samoëns, Samoëns & Vallée, Grand Massif

628 000 €uros



Contact

Contact **Shane Cunningham** about this property.

Tel: +33 6 70 03 50 92

Email: shane@alpine-property.com

Key Features

Price	628 000 Euros
Status	FOR SALE
Last updated	20/03/2025
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	3
Bathrooms	3
Floor area	71.3 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 B203 is a 86.16m² duplex apartment, with 71.34m² 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 17.64m² east-facing balcony.

The upper level includes a master bedroom with an ensuite, a double bedroom, a bathroom and a 7m² 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 2 + COMBLES

FACADE EST

FACADE

FACADE

FACADE

PORTEAU
 FAUX PLAFOND SOFFITE
 GAINÉ TECHNIQUE

VR VOLET ROLLANT
 VB VOLET BATANT
 F REFRIGERATEUR
 LV EMPLACEMENT LAVE VASSELLE
 ML EMPLACEMENT MACHINE ALAJER
 ETEL TABLEAU ELECTRIQUE

NIVEAU COMBLES

NIVEAU 2

OPTION PMR

L'ELOGE DU POETE
Residence Location - SAMOENS - Tignes

CHALET B

NIVEAU 2 + COMBLES

APPARTEMENT B203	TYPE T3+
PIECES	SURFACE HABITABLE m2
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
	71.34 m²
CHAMBRE 1<1.80m	6.36
CHAMBRE 2<1.80m	6.97
MEZZANINE<1.80m	1.49
	14.82 m²
BALCON	17.64
	17.64 m²
PLAFOND	2.44













PROPOSITION HOME STAGING 3D - NON CONTRACTUEL

