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# Appt. La Ferme

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

**450 000 €uros**



## Contact

Contact **Lexie Starling** about this property.

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# Key Features

<b>Price</b>	450 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	15/07/2025
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3
<b>Floor area</b>	74.1 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Chimney</b>	None
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	700 m
<b>Nearest shops</b>	615 m
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	814.00 Euros
<b>Annual charges</b>	3862.00 Euros
<b>Number of lots</b>	TBC
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (290)
<b>CO2 emissions</b>	B (9)
<b>Agency fees</b>	Paid by the seller

## Property Description

Nestled in the sought-after Tourist Residence La Ferme de Samoëns, this recently renovated four-bedroom triplex offers the perfect blend of modern comfort and alpine charm. Ideally located just an 8-10 minute stroll from the heart of Samoëns, the property provides effortless access to riverside trails and the ski bus, which conveniently stops right in front of the residence.

Built in 2005, this well-maintained residence comprises of eight buildings set within private gardens, offering an exclusive and serene setting. Residents benefit from the use of shared amenities, including a hamam, sauna, interior plunge pool, and an outdoor swimming pool.

Spread over three floors, Appt La Ferme has a habitable surface of 74.11m<sup>2</sup> with a total surface of 84,99m<sup>2</sup>. The ground floor welcomes you with an inviting entrance area that flows into a bright, open-plan kitchen, dining, and living space. The stylish kitchen, recently installed, features modern spotlights, a ventilation system, and high-end appliances. Double doors from the living room open onto a west-facing terrace. A practical shower room on this level adds convenience for guests.

The first floor features two well-appointed bedrooms: a west-facing room with its own private balcony overlooking a picturesque waterfall, and a second double bedroom. This floor also includes a family bathroom with a sink and bath, a separate WC, and a lockable cupboard for additional storage.

The top floor offers two further bedrooms along with a newly installed bathroom, providing flexible accommodation for families and guests alike.

Sold fully furnished, this stunning alpine home is ready to enjoy immediately.

The property is heated electrically with underfloor heating on the ground floor. The coprop charges include water and electricity.

### Key Features:

- Four-bedroom freehold triplex (74.7m<sup>2</sup> habitable space)
- Prime location in La Ferme de Samoëns, close to town and ski access
- Private west-facing terrace and balcony with mountain views
- Modern kitchen with high-end appliances (installed in 2021)
- Two bathrooms plus additional shower room
- Covered parking space
- Exclusive access to sauna, hammam, plunge pool, and outdoor swimming pool
- Sold fully furnished – move-in or rental ready

The property is covered by the copropriété rules.























