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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

Appt. La Ferme

Samoëns, Samoëns & Vallée, Grand Massif

470 000 €uros



Contact

Contact **Lexie Starling** about this property.

Tel: +33 6 47 32 08 81

Email: lexie@alpine-property.com

Key Features

Price	470 000 Euros
Status	FOR SALE
Last updated	02/04/2025
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	4
Bathrooms	3
Floor area	74.1 m ²
Heating	Electric radiators
Chimney	None
Ski access	Ski bus
Nearest skiing	700 m
Nearest shops	615 m
Drainage	Mains drains
Taxe foncière	814.00 Euros
Annual charges	3862.00 Euros
Number of lots	TBC
Procédure en cours	No
Energy efficiency rating	E (290)
CO2 emissions	B (9)
Agency fees	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 74.11m² with a total surface of 84,99m². 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 (74.7m² 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.













