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# Appt. Fruitière

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

**290 000 €uros**



## Contact

Contact **Lexie Starling** about this property.

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# Key Features

<b>Price</b>	290 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	11/01/2026
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floor area</b>	46 m²
<b>Heating</b>	Electric radiators
<b>Chimney</b>	None
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.7 km
<b>Nearest shops</b>	100 m
<b>Garden</b>	No
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Annual charges</b>	2219.00 Euros
<b>Number of lots</b>	28
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	D (245)
<b>CO2 emissions</b>	B (9)
<b>Agency fees</b>	Paid by the seller

## Property Description

Perfectly situated just steps away from the picturesque village square of Samoëns, this delightful duplex apartment offers both charm and convenience in a highly sought-after setting.

Located on the second floor of the well-maintained residence, Les Campagnes (built in 1986), the property enjoys a sunny south-facing aspect with a generous sized balcony—ideal for dining al fresco while soaking up the mountain views.

With a surface area of 45.82 m² (loi Carrez) and approximately 50m² of floor space, the apartment is arranged over two levels. The entrance opens onto a bright open-plan kitchen, dining and living area, complemented by direct access to the south-facing balcony. On this floor you'll also find a recently renovated shower room and a separate WC.

Upstairs, the duplex layout offers two comfortable double bedrooms.

The property has benefitted from recent upgrades, including new electric radiators, an updated electrical installation with modern fuse box, and a fully refurbished shower room, ensuring comfort and peace of mind.

Additional features include a spacious private cellar in the basement, plus access to a convenient communal bike storage facility. Externally, the apartment also comes with its own private outdoor parking space.

This well-presented apartment is an excellent opportunity to secure a lock-up-and-leave home in the heart of Samoëns.

The property is covered by the copropriété rules.























