

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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## **Appt. Nant D'ant**

Samoëns, Samoëns & Vallée, Grand Massif

254 000 €uros



## **Contact**

Contact Lexie Starling about this property.

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## **Key Features**

Price254 000 €urosStatusFOR SALELast updated12/11/2025AreaGrand MassifLocationSamoëns & Vallée

Village Samoëns

Bedrooms 1
Bathrooms 1
Floor area 45 m²

**Heating** Electric radiators

Ski accessSki busNearest skiing700 mNearest shops615 m

GarageCovered parkingDrainageMains drainsTaxe foncière564.00 €urosAnnual charges2939.00 €uros

Number of lots 125
Procédure en cours No
Energy efficiency rating D (194)
CO2 emissions A (5)

**Agency fees** Paid by the seller

## **Property Description**

Set in Les Fermes de Samoëns, a well-maintained 2005 residence of eight buildings within private gardens, offering shared amenities including a hammam, sauna, indoor plunge pool, outdoor swimming pool and a laundry room in building A, Apartment Nant d'Ant is a delightful one-bedroom (plus coin montagne) south-facing duplex on the second floor, comfortably sleeping four.

Warm and welcoming, it is ideal for a young family or for anyone seeking an easy lock-up-and-leave with rental potential.

Its DPE rating is in category D which means that there are no rental restrictions.

The apartment offers 44.95 m² of habitable space, a south-facing balcony off the living area with a superb view of the waterfall and non-constructible agricultural land in front, and is just an 8–10 minute walk from the centre of Samoëns, with the ski bus stopping right outside the residence.

The accommodation comprises an entrance with a sleeping area, a living room with kitchenette and WC on the main level, and a bedroom, bathroom and mezzanine upstairs.

The property is sold furnished and turnkey, includes outdoor and underground parking plus a ski locker, and the coownership charges include water and electricity.

The property is covered by the copropriété rules.























