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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. Nant D'ant

Samoëns, Samoëns & Vallée, Grand Massif

254 000 €uros



Contact

Contact **Lexie Starling** about this property.

Tel: +33 6 47 32 08 81

Email: lexie@alpine-property.com

Key Features

Price	254 000 Euros
Status	SOLD
Last updated	15/04/2026
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	1
Bathrooms	1
Floor area	45 m ²
Heating	Electric radiators
Ski access	Ski bus
Nearest skiing	700 m
Nearest shops	615 m
Garage	Covered parking
Drainage	Mains drains
Taxe foncière	564.00 Euros
Annual charges	2939.00 Euros
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 co-ownership charges include water and electricity.

The property is covered by the copropriété rules.













