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# Appt. Epicéa

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

**410 000 €uros**



## Contact

Contact **Shane Cunningham** about this property.

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# Key Features

<b>Price</b>	410 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	14/05/2026
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	57.5 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	800 m
<b>Nearest shops</b>	20 m
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	798.00 Euros
<b>Annual charges</b>	2280.00 Euros
<b>Number of lots</b>	33
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	D (215)
<b>CO2 emissions</b>	B (8)
<b>Agency fees</b>	Paid by the seller

## Property Description

Apartment Epicéa is a charming three bedroom duplex in MGM Résidence, Villa Monette, built in 2005. Top floor (3rd floor) with south and east facing balconies offering views toward Le Criou and Sixt Fer à Cheval. Approximately 57.46 m<sup>2</sup> of habitable space plus 19.37 m<sup>2</sup> of lower height floor area, totalling 76.83m<sup>2</sup>.

The first level of the apartment comprises an entrance with built in storage, a separate WC, a bathroom, a principal double bedroom with ensuite shower and WC, a dining area and an open plan kitchen and living room opening onto the east balcony. The mezzanine level offers a snug with a sofa bed for a flexible sleeping area, plus two further double bedrooms under the eaves with restricted headroom below 1.80 m.

The apartment is sold furnished and includes an underground parking space, cellar and ski locker.

Hot water and heating are electric convectors and water is included in the maintenance charges. It has an acceptable D category for its DPE with no constraints for rentals.

The residence is well maintained with external cladding recently painted, lift access and reasonable co ownership charges. Central location with the bakery and local shop 20m away and the ski bus stop under 30m to shuttle you to the Grand Massif Express gondola.

The property is covered by the copropriété rules.













