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Appt. Ruan

Samoëns, Samoëns & Vallée, Grand Massif

259 000 €uros



Contact

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Key Features

Price	259 000 Euros
Status	FOR SALE
Last updated	29/05/2026
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	2
Bathrooms	1
Floor area	45.7 m ²
Heating	Electric radiators
Ski access	Ski bus
Nearest skiing	1.3 km
Nearest shops	1 km
Garage	Covered parking
Drainage	Mains drains
Taxe foncière	575.00 Euros
Annual charges	3223.00 Euros
Number of lots	122
Procédure en cours	No
Energy efficiency rating	D (222)
CO2 emissions	B (8)
Agency fees	Paid by the seller

Property Description

Appartement Ruan, a two-bedroom duplex apartment, is perfectly positioned on the edge of Samoëns village, occupying the second and third floors of a well-designed residence. The property offers 45.72m² of habitable living space (47.44m² total floor area).

Constructed in 2005, the apartment remains in good condition, although, due to its age, it would benefit from some modernising, particularly in the bathroom and kitchen areas, and the electric radiators will shortly require replacement. The South East and North East facing 8m² wrap-around balcony presents beautiful views of the Criou and the surrounding Giffre Valley.

The lower floor is arranged with an entrance area, a separate WC, a shower room, a bunk bedroom featuring a built-in wardrobe, and an open-plan kitchen/living room with balcony access. **The top floor** is home to a spacious double bedroom, also equipped with a built-in wardrobe.

For convenience, the village centre is less than a 10-minute walk away, and a ski bus stop is situated just 100 metres from the door.

The apartment benefits from lift access, a private ski locker, an exterior parking space, and an underground parking space. Owners also gain access to the excellent onsite amenities at Les Fermes de Samoëns, which include a games room, an indoor heated pool, and an exterior pool that is open during the summer months only.

The property is covered by the copropriété rules.













