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# Appt. Les Terrasses du Criou, 4

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

**742 000 €uros**



## Contact

Contact **Shane Cunningham** about this property.

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# Key Features

<b>Price</b>	742 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	12/02/2024
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	5
<b>Bathrooms</b>	3
<b>Floor area</b>	118.3 m²
<b>Heating</b>	Heat pump
<b>Nearest skiing</b>	100 m
<b>Nearest shops</b>	150 m
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	4
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Les Terrasses du Criou is a new development located in Vercland, in the immediate vicinity of the new Vercland gondola, the TC10.

Composed of two chalets, respecting the thermal construction standards of RT2012, this residence will include 4 apartments. It is built and supervised by reputable local tradesmen and architects.

Apartment 4, located on the first and second floor of the westerly chalet, has a liveable surface area of 118,30m2. This 5 bedroom duplex enjoys all the benefits of a semi detached chalet in terms of space with minimal maintenance to consider. The generous use of balconies, cleverly incorporated into the design, enables a future owner to fully engage with the beautiful surroundings and mountain vistas beyond.

A covered parking space (with an electricity outlet), an uncovered parking space and a cave large enough to store sport equipment and bikes is included in the sale.

The price also includes an equipped kitchen (induction hob, activated carbon hood, electric oven, dishwasher, fridge, washing machine)

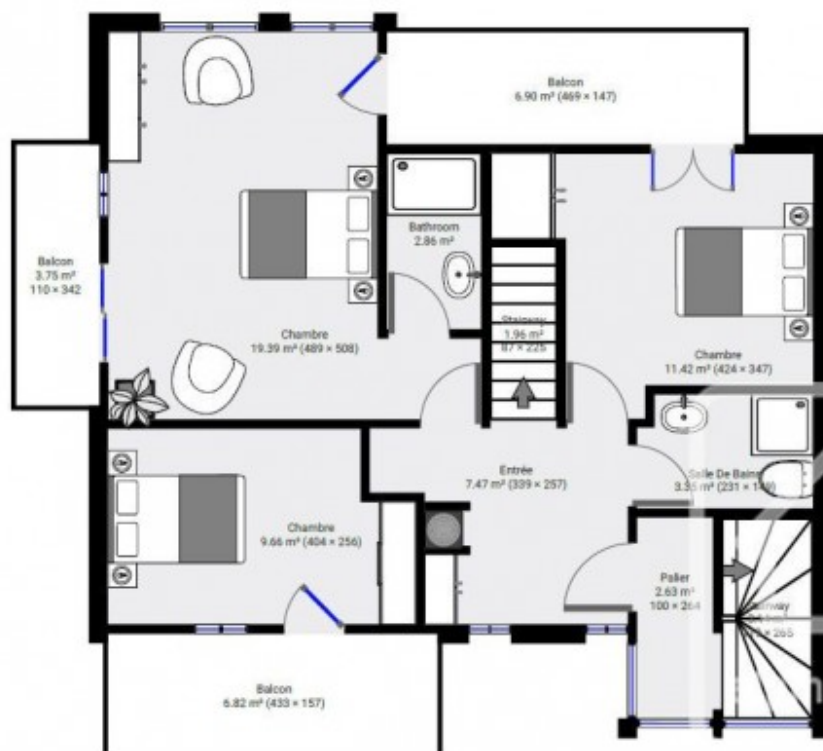
The apartment's floor will be fully tiled with underfloor heating, heated via an individual heat exchange pump.

All the necessary guarantees are in place to ensure your investment with delivery scheduled for end of March 2023.

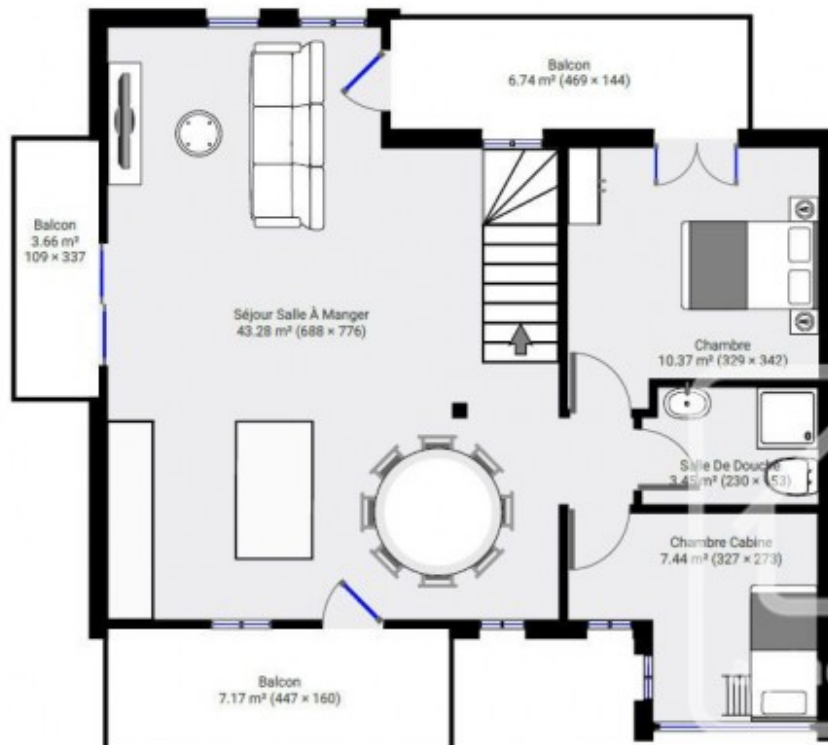
The apartment is sold with reduced notary fees of 2.5%.

The property is covered by the copropriété rules.

▼ 1st Floor



▼ 2nd Floor





APPARTEMENT 4 DUPLEX OUEST - FAÇADE SUD



APPARTEMENT 4 DUPLEX OUEST - FAÇADE NORD



Salon 24.44 m² (308 x 317)

Salon Salle à Manger 43.20 m² (348 x 776)

Chambre 13.37 m² (328 x 342)

Cuisine 14.60 m² (330 x 170)

Chambre Cabine 7.44 m² (327 x 271)

Salle de Bain 5.65 m² (250 x 225)

Salon 6.75 m² (345 x 146)

7.17 m² (342 x 146)

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