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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. Les Billets A

Samoëns, Samoëns & Vallée, Grand Massif

495 000 €uros



Contact

Contact **Shane Cunningham** about this property.

Tel: +33 6 70 03 50 92

Email: shane@alpine-property.com

Key Features

Price	495 000 Euros
Status	SOLD
Last updated	04/04/2024
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	3
Bathrooms	2
Floor area	78.9 m²
Heating	Heat pump
Nearest skiing	650 m
Nearest shops	20 m
Drainage	Mains drains
Annual charges	1000.00 Euros
Number of lots	TBC
Procédure en cours	No
Energy efficiency rating	C (152)
CO2 emissions	A (4)
Agency fees	Paid by the seller

Property Description

This spacious, airy three bedroom apartment is in an enviable location less than 50m to the ski bus, 650m to the main ski gondola, a stone's throw to the main village square not to mention a mini market across the road for essential items including freshly baked bread!

This landmark building was originally built in circa 1900 to house Italian stonemasons working in the valley. Located on the second floor, accessed by internal stairs, this delightful apartment has a habitable surface area of 78,90m2. With south, east and westerly aspects, the apartment offers a light filled and contemporary space.

Fully renovated to a high finish by local artisans, Apartment Les Billets A is composed of an entrance area, a combined guest WC (including hand sink) with a laundry unit, a family bathroom with WC, an open plan kitchen fitted out with a chic bespoke Italian kitchen opening onto a dining and living area with access onto a south and east facing balcony, a double bedroom with ensuite shower room and WC, two further bedrooms with an east facing balcony.

The apartment is sold with a cave and one private parking space (not covered). An underground covered parking space may be purchased with the apartment at an extra cost of 10 000€. The underground parking is located 150 metres from the property.

The heating operates on a reversible air source heat pump (warm air in winter and cool air in summer) along with underfloor heating in the bedrooms and bathrooms. Hot water is heated via individual electric hot water tanks. Water (sub counter) is included in the quarterly charges.

The property is covered by the copropriété rules.















