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# Appt. La Reine

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

**330 000 €uros**



## Contact

Contact **Lexie Starling** about this property.

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# Key Features

<b>Price</b>	330 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	03/05/2024
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Floor area</b>	53.1 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	450 m
<b>Nearest shops</b>	240 m
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Annual charges</b>	4726.00 Euros
<b>Number of lots</b>	97
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	D (199)
<b>CO2 emissions</b>	B (6)
<b>Agency fees</b>	Paid by the seller

## Property Description

Constructed by MGM in 2009, this spacious two bedroom apartment is situated in the sought after residence, La Reine du Près. Well located, it is a 6 minute walk to the main ski gondola (or short ride on the ski bus) plus a 3 minute walk to the nearest mini market and bakery.

The residence is composed of a cluster of chalet style buildings. Apartment La Reine is located on the first floor of building Edelweiss, accessed by lift or stairs. It has a habitable surface of 53,10m2, composed of an entrance, an independent WC, family bathroom, double bedroom with ensuite shower room plus a second bedroom, an open plan kitchen / dining and living room opening onto a spacious west facing terrace ideal for soaking up the sunsets.

Apartment La Reine is heated by electric convector heaters with sub counters installed for hot and cold water consumption. The charges include heating and water consumption.

It is sold furnished, a turn key property that is ready to use.

It is sold with an underground parking space, a cave and exclusive use of a ski locker (equipped with heated boot warmers).

This apartment previously operated as a leaseback. However it has been formally released from this scheme, meaning that a future owner can use or rent it free from constraints.

The property is covered by the copropriété rules.

























