



alpine-property

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

Appts. L'Éloge du Poète, A101

Samoëns, Samoëns & Vallée, Grand Massif

498 000 €uros



Contact

Contact **Shane Cunningham** about this property.

Tel: +33 6 70 03 50 92

Email: shane@alpine-property.com

Key Features

Price	498 000 Euros
Status	FOR SALE
Last updated	06/05/2024
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	2
Bathrooms	1
Floor area	65.6 m ²
Heating	Combined system
Chimney	None
Ski access	Ski bus
Nearest skiing	1.2 km
Nearest shops	280 m
Garden	No
Garage	Covered parking
Drainage	Mains drains
Number of lots	12
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Discover the ultimate mountain lifestyle at the new residence L'Eloge du Poète, where you can breathe in the crisp air and leave your car behind in the parking lot. With an apartment here, you're not just investing in a ski area; you're embracing a year-round haven of activities. From exhilarating summer hikes amidst lush forests to tranquil lakeside strolls, every season offers something spectacular just steps from your door.

Immerse yourself in the rich heritage of Samoëns with this thoughtfully designed apartment, offering breathtaking views of Le Criou. Inspired by the legacy of Jean-Alfred Mogenet, a local poet and farmer whose verses captured the essence of local mountain life, the residence pays homage to the village's distinguished history. Each apartment in this development is meticulously crafted with top-of-the-line amenities and customizable options, ensuring your dream home becomes a reality.

Apartment A101 is a 65.6m², two bedroom first floor apartment consisting of; an entrance area, an open plan kitchen and living / dining room, two double bedrooms, a bathroom and a 9.37m² private balcony.

Apartment A101 offers the option of an alternate floor plan, featuring an additional independent WC and a bunk room alongside the original layout. A plan for this alternative layout is included in our photo reel.

The property offers a perfect blend of tradition and modernity with meticulously designed interiors. From wood-clad living room walls to sleek porcelain-tiled bathrooms, every detail exudes authentic mountain charm. Commitment to sustainability shines through with low-energy performance and compliance with the latest regulations, ensuring your home is as eco-friendly as it is luxurious.

The apartment includes convenient features such as underfloor heating and a ski room equipped with boot warmers. An elevator connects all floors, and with parking, cellar, and ski storage included, every aspect of your mountain retreat is carefully considered.

The project delivery date is scheduled for Autumn 2026.

The property is covered by the copropriété rules.



PROVISOIRE



NIVEAU 1



FACADE NORD



FACADE EST



FACADE OUEST



VR V8 V10 V12 V14 V16 V18 V20 V22 V24 V26 V28 V30 V32 V34 V36 V38 V40 V42 V44 V46 V48 V50 V52 V54 V56 V58 V60 V62 V64 V66 V68 V70 V72 V74 V76 V78 V80 V82 V84 V86 V88 V90 V92 V94 V96 V98 V100

NOTES: Ces plans/sections sont susceptibles d'être modifiés. Il est donc en fonction des données techniques de la destination, tant en ce qui concerne les dimensions que les équipements techniques et électriques. Les surfaces indiquées sont indicatives et peuvent varier à l'installation. Les dimensions, angles de coupe sur les plans techniques, les matériaux ne sont pas figurés sur les plans. Les faux plafonds, soffites ou caissons techniques ne sont pas tous représentés. PLANE VENTE AVEC DCE (CAVENDISH) PROPOSEE A L'ACHETEUR. CDE



L'ELOGE DU POETE

Residence L'Alpe - CHAMONIX - 74100

CHALET A

NIVEAU 1

APPARTEMENT A101 TYPE T3+

PIECES SURFACE HABITABLE m2

ENTREE	7.41
SEJOUR/CUISINE	26.29
CHAMBRE 1	10.99
CHAMBRE 2	9.00
COIN MONTAGNE	2.88
SDB	5.57
WC	1.14
DEGT	1.56
	64.84 m²
BALCON	9.37
	9.37 m²

DATE 2 mai 2024















