



**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](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Appts. L'Éloge du Poète, A102

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

**338 000 €uros**



## Contact

Contact **Shane Cunningham** about this property.

**Tel:** +33 6 70 03 50 92

**Email:** [shane@alpine-property.com](mailto:shane@alpine-property.com)

# Key Features

<b>Price</b>	338 000 Euros
<b>Status</b>	UNDER CONTRACT
<b>Last updated</b>	06/05/2024
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	1
<b>Bathrooms</b>	1
<b>Floor area</b>	44.5 m <sup>2</sup>
<b>Heating</b>	Combined system
<b>Chimney</b>	None
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.2 km
<b>Nearest shops</b>	280 m
<b>Garden</b>	No
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	12
<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

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 A102 is a 44.54m<sup>2</sup>, one bedroom first floor apartment consisting of; an entrance area, an open plan kitchen and living / dining room, one double bedroom, an independent WC, a bathroom and a 8.67m<sup>2</sup> private balcony.

Apartment A102 offers the option of an alternate floor plan, featuring an 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.



**PROVISOIRE**



NIVEAU 1



FACADE EST



FACADE



FACADE



	POTEAU		VOLET ROLLANT
	FAUX-PLAFOND		VOLET BATTANT
	SOFT'FIC		REFRIGERATEUR
	GAINE TECHNIQUE		EMPLACEMENT LAVE VAISSELLE
			EMPLACEMENT MACHINE A LAVIR
			TABLÉAU ELECTRIQUE



VR VOLET ROLLANT  
VB VOLET BATTANT  
F REFRIGERATEUR  
LV EEMPLACEMENT LAVE VAISSELLE  
ML EEMPLACEMENT MACHINE A LAVIR  
ETEL TABLÉAU ELECTRIQUE



NOTA: Des modifications sont susceptibles d'être apportées à ce plan en fonction de nécessités techniques de la construction, tant en ce qui concerne les dimensions que les équipements sanitaires et électriques.  
Les surfaces indiquées sont indicatives et peuvent varier à l'exécution. Les rebordures, trappes de visite sur les gaines techniques, les menuiseries ne sont pas figurés sur ce plan. Les faux-plafonds, soffites ou autres éléments techniques ne sont pas tous représentés.  
PLAN DE VENTE FRET SUR PLACE COMMERCIALEMENT POSSIBLE. SURCOST 100€



**L'ELOGE DU POETE**  
Rue des Lacs - 13430 SAINT-ETIENNE

**CHALET A**

NIVEAU 1

APARTEMENT A102 TYPE T2+

PIECES SURFACE HABITABLE m2

ENTREE	2.20
SEJOUR/CUISINE	20.84
CHAMBRE	11.26
COIN MONTAGNE	3.85
SDB	4.03
WC	1.50
	<b>43.68 m<sup>2</sup></b>
BALCON	8.67
	<b>52.35 m<sup>2</sup></b>

DATE 2 mai 2024

















PROPOSITION HOME STAGING 3D - NON CONTRACTUEL