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Appts. L'Éloge du Poète, A201 Duplex

Samoëns, Samoëns & Vallée, Grand Massif

746 000 €uros



Contact

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Key Features

Price	746 000 Euros
Status	FOR SALE
Last updated	06/05/2024
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	4
Bathrooms	2
Floor area	89.8 m²
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 A201 is a spacious 101.72m2 (of which 89.82m2 is over 1.8m), four bedroom duplex apartment consisting of, on the first floor, an entrance area, an open plan kitchen and living / dining room with access to a private 9.40m2 balcony, one double bedroom and a bathroom with WC. On the second floor; 3 double bedrooms and a shower room with WC.

Apartment A201 offers the option of an alternate floor plan, featuring a more open plan living space on the first floor and an additional independent WC and shower room on the second floor. 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 2 underground parking spaces, a cellar, and ski storage

The property is covered by the copropriété rules.



PROVISOIRE



NIVEAU 2 + COMBLES



FACADE NORD



FACADE EST



FACADE OUEST



VR VBT VOILE ROLLANT VOILE BATANT
P REFRIGERATEUR
LV EMPLACEMENT LAVE VASSELLE
ML EMPLACEMENT MACHINE A LAGER
ETEL TABLEAU ELECTRIQUE



NIVEAU COMBLE



NIVEAU 2



L'ELOGE DU POETE
Boulevard Luchet - 73000 CHAMBERY - FRANCE

CHALET A

NIVEAU 2 + COMBLES

APARTEMENT A201 TYPE T4+

PIECES SURFACE HABITABLE m2

PIECES	SURFACE HABITABLE m2
ENTREE	6.66
SEJOUR/CUISINE	30.56
CHAMBRE 1	11.72
CHAMBRE 2	9.37
CHAMBRE 3	10.02
COIN MONTAGNE	0.95
SDB	5.36
SDE 1	3.61
SDE 2	3.05
WC	1.91
DEGT RDC	3.54
DEGT. NIV. 1	2.66
	89.43 m²

CHAMBRE 2<1.80m	6.57
COIN MONTAGNE<1.80m	5.32
	11.89 m²

BALCON	9.40
	9.40 m²

DATE 2 mai 2024

NOTES: Ces plans/sections sont susceptibles d'être modifiés, à cet effet en fonction des besoins techniques de la réalisation, sans en cas qui concerne les dimensions que les équipements sanitaires et électriques.
Les surfaces indiquées sont indicatives et peuvent varier à l'installation. Les modifications, images de surface ou de plans techniques, les modifications ne sont pas figurées sur les plans. Les faces pleines, surfaces ou dimensions techniques ne sont pas tous représentés.
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