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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, A202 Duplex

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

**647 000 €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>	647 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	06/05/2024
<b>Area</b>	Grand Massif
<b>Location</b>	Samoëns & Vallée
<b>Village</b>	Samoëns
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	77.4 m²
<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 A202 is a spacious 83.66m<sup>2</sup> (of which 77.36m<sup>2</sup> is over 1.8m), two bedroom plus duplex apartment consisting of, on the first floor, an entrance area, an open plan kitchen and living / dining room with access to a private 9.25m<sup>2</sup> balcony, a double bedroom with an ensuite bathroom and WC. On the second floor; 2 double bedrooms, a shower room, a mezzanine / study area and an independent WC.

Apartment A202 offers the option of an alternate floor plan, featuring a more open plan living space and an additional WC on the first floor. A plan for this alternative layout is included in our photo reel.

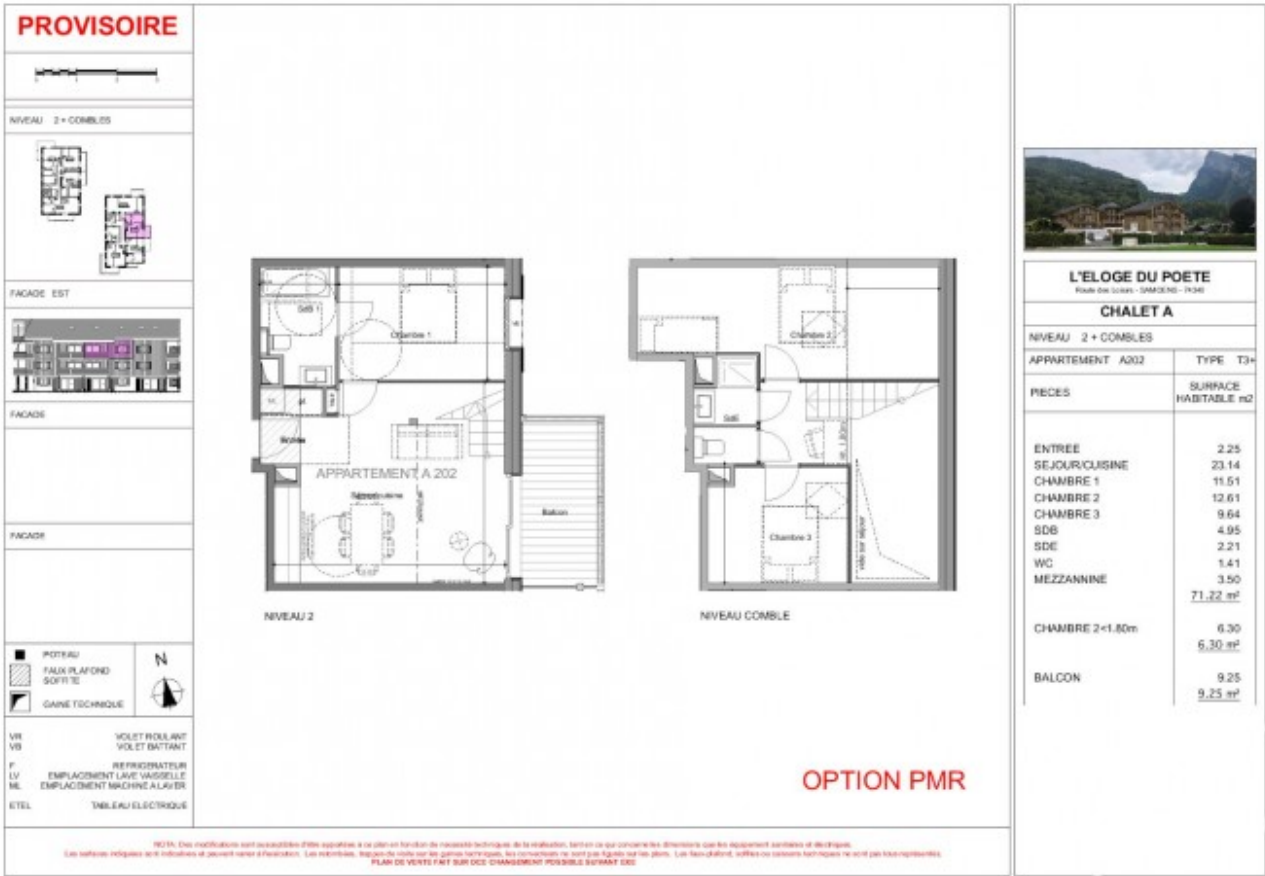
The property offers a perfect blend of tradition and modernity with meticulously designed interiors. From wood-clad living room walls to sleek porcelain-tiled bathrooms, every detail exudes authentic mountain charm. Commitment to sustainability shines through with low-energy performance and compliance 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 included, every aspect of your mountain retreat is carefully considered.

The project delivery date is scheduled for Autumn 2026.

Buyers will benefit from reduced notary fees at 3%.

The property is covered by the copropriété rules.



NOTA: Des modifications sont susceptibles d'être apportées à ce plan en fonction des contraintes techniques de la réalisation, tant en ce qui concerne les dimensions que les équipements installés et leur emplacement.

Les surfaces indiquées sont indicatives et peuvent varier à l'exécution. Les interventions, travaux de voirie ou de génie technique, les communications ne sont pas figurés sur les plans. Les finitions, soifées ou colorées techniques ne sont pas représentées.

PLAN DE VENTE ET SUR DES CHANGEMENT POSSIBLE SURTANT DES

PROVISOIRE

NIVEAU 2 + COMBLES

FACADE EST

FACADE

FACADE

POUTRE

FAUX PLAFOND

SOFFITE

GAINÉ TECHNIQUE

VR

VB

P

LV

ML

ETEL

VOLET ROLLANT

VOLET BATTOANT

REFRIGERATEUR

EMPLACEMENT LAVE VASSELLE

EMPLACEMENT MACHINE A LINGER

TABLÉAU ELECTRIQUE

NIVEAU 2

NIVEAU COMBLE

L'ELOGE DU POETE

Residence L'Esprit - GEMOND - 76340

CHALET A

NIVEAU 2 + COMBLES

APARTEMENT A202

TYPE T4

PIECES	SURFACE HABITABLE m2
ENTREE	2.25
SEJOUR/CUISINE	27.24
CHAMBRE 1	11.56
CHAMBRE 2	12.61
CHAMBRE 3	9.64
SDS	4.19
SDE	2.26
WC	1.07
WC	1.22
MEZZANINE	3.42
	<u>75.48 m²</u>
CHAMBRE 2x1.80m	6.30
	<u>6.30 m²</u>
BALCON	9.25
	<u>9.25 m²</u>

DATE

2 mai 2024

NOTES: Ces plans/sections sont susceptibles d'être modifiés. Il est précisé en fonction des notes techniques de la destination, tant en ce qui concerne les dimensions que les équipements sanitaires et électriques.

Les surfaces indiquées sont indicatives et peuvent varier à l'installation. Les modifications, erreurs de copie ou des données techniques, les dimensions ne sont pas figurées sur les plans. Les faces pleines, soffites ou carreaux techniques ne sont pas tous représentés.

PLAN DE VENTE FAIT SUIVI DE LA MODIFICATION POSSIBLE. L'ESPRIT 005





























