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# Appts. L'Éloge du Poète, A204 Duplex

Samoëns, Samoëns & Vallée, Grand Massif

876 000 €uros



## Contact

Contact **Shane Cunningham** about this property.

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# Key Features

<b>Price</b>	876 000 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>	4
<b>Bathrooms</b>	3
<b>Floor area</b>	110.8 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 A204 is a spacious 110.84m<sup>2</sup>, 3 bedroom plus bunk room duplex apartment consisting of, on the first floor, an entrance area, an open plan kitchen and living / dining room with access to a private 18.68m<sup>2</sup> wraparound balcony, an independent WC and a double bedroom with an ensuite shower room. On the second floor; a mezzanine / study area, a double bedroom with ensuite shower room and access to a private 8.62m<sup>2</sup> balcony, a shower room with WC, a bunk room and a third double bedroom.

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.

**PROVISOIRE**

NIVEAU 2 + COMBLES

FACADE SUD

FACADE OUEST

FACADE

■ POTEAU  
▨ FAUX PLAFOND  
▩ SOFFITE  
▭ GAINE TECHNIQUE

VR VOLET POUSSANT  
VB VOLET BATTANT  
F REFRIGERATEUR  
LV EMPLACEMENT LAVE VAISSELLE  
ML EMPLACEMENT MACHINE A LAVER  
EDEL TABLEAU ELECTRIQUE

NOTA: Des modifications sont susceptibles d'être apportées à ce plan en fonction de nécessités techniques de la réalisation, tant en ce qui concerne les dimensions que les équipements sanitaires et techniques.  
Les surfaces indiquées sont indicatives et peuvent varier à l'exécution. Les nombres, indiqués en noir sur les gaines techniques, les commentaires ne sont pas figurés sur les plans. Les faux-plafonds, soffites ou autres éléments techniques ne sont pas tous représentés.  
PLAN DE VENTE FAIT SUIVANT LES CHANGEMENTS POSSIBLES SUIVANT CDD

APPARTEMENT A 204

NIVEAU 2

NIVEAU COMBLE

**OPTION PMR**

**L'ELOGE DU POETE**  
Rue des Locaux - SAMOENS - (74340)

**CHALET A**

NIVEAU 2 + COMBLES

APPARTEMENT A204	TYPE T4+
<b>PIECES</b>	
	<b>SURFACE HABITABLE m2</b>
ENTREE	4.40
SEJOUR/CUISINE	39.65
CHAMBRE 1	14.00
CHAMBRE 2	13.77
CHAMBRE 3	10.45
COIN MONTAGNE	7.85
SDB 1	3.59
SDB 2	3.46
SDB 3	4.03
WC	2.27
MEZZANINE	7.11
	<b>110.64 m²</b>
CHAMBRE 3<1.80m	6.25
MEZZANINE <1.60m	5.13
	<b>11.41 m²</b>
BALCON	18.65
BALCON	0.62
	<b>19.27 m²</b>















