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## Apartment Le Pas au Loup

Centre of Samoens  
SAMOËNS & VALLEY, GRAND MASSIF  
320 000 euros



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# SUMMARY

|                |                   |
|----------------|-------------------|
| Area           | GRAND MASSIF      |
| Location       | SAMOËNS & VALLEY  |
| Village        | Centre of Samoens |
| Bedrooms       | 3                 |
| Bathrooms      | 2                 |
| Floor area     | 64 m <sup>2</sup> |
| Nearest skiing | 170 metres        |
| Garage         | single            |
| Drainage       | mains drains      |

## OUR OPINION

Apartment Le Pas au Loup is conveniently located within walking distance of both Samoens town centre and the main ski lift. The apartment is presented for sale in excellent condition and the owners are also willing to sell the high quality furnishings, at an additional cost. Here it would be possible to purchase a ready-to-go apartment where you don't even need a car!

Samoens is particularly popular because of its reputation as a traditional ski town. It has an excellent choice of shops, restaurants and services, plus fast and direct access to the Grand Massif ski domain. It is situated approx. an hour and a quarter from Geneva airport.

Apartment Le Pas au Loup has a floor area of 64m<sup>2</sup> (originally planned as 2 separate apartments, it is particularly spacious). It is situated on the ground floor and has a sunny terrace area of 30m<sup>2</sup> which enjoys good views of the surrounding mountains. The apartment also has a single garage with a separate cellar room on a basement level, plus a separate ski locker room.

Accommodation in the apartment comprises: entrance, open plan living/dining room, kitchen, hallway, 3 bedrooms (one with en-suite shower/wc), separate shower room/wc.

The apartment building was completed in 2006 so the apartment is still covered by the initial 10 year building guarantee and as the apartment is being re-sold within 5 years, the sale is subject to reduced notaire's fees of 2.5%. The annual co-ownership charge for the apartment is 1492 euros. The apartment building is managed by a local, well respected, management company.

# PHOTOS, FLOOR PLANS



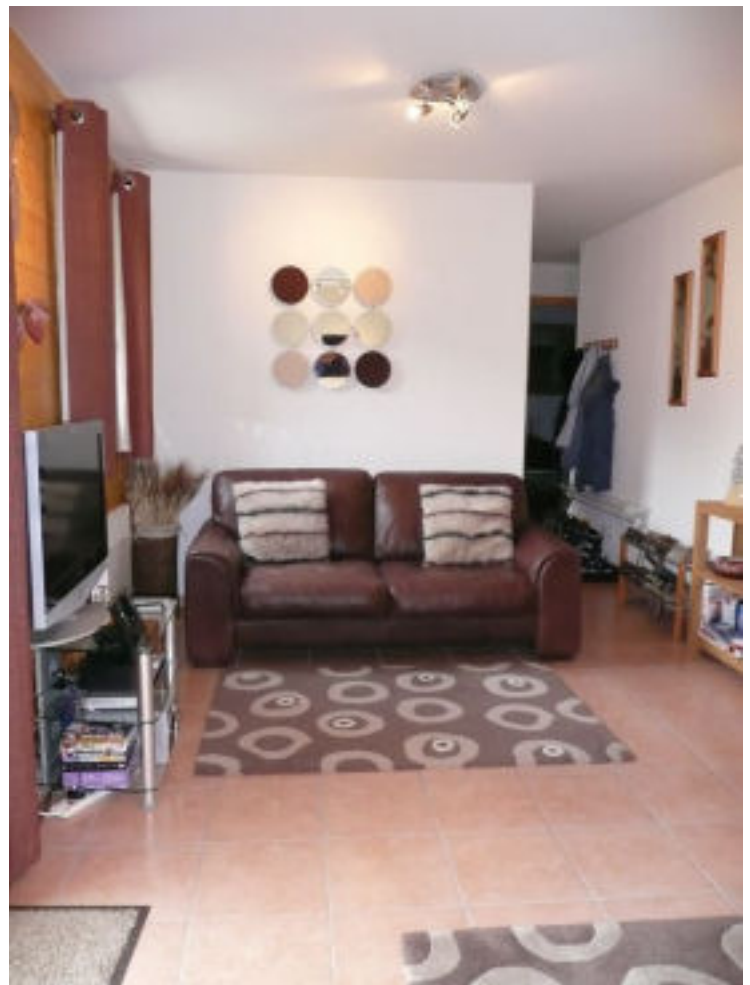
The living room



Kitchen



The dining area



Sitting area and hall through to bedrooms



Patio doors to the terrace



Kitchen



Bedroom



Bedroom



Bedroom



Shower room



Large terrace area



View from the apartment

## Apartment Pas du Loup

APARTMENT C1 + C2 LAYOUT WITH FURNITURE

