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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

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# Appt. Himalia

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

**395 000 Euros**



## Contact

Contact **Shane Cunningham** about this property.

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# Key Features

<b>Price</b>	395 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	22/11/2023
<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>	58.9 m <sup>2</sup>
<b>Heating</b>	Underfloor heating
<b>Chimney</b>	Wood burning stove
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.4 km
<b>Nearest shops</b>	450 m
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Annual charges</b>	250.00 Euros
<b>Number of lots</b>	4
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	D (246)
<b>CO2 emissions</b>	B (7)
<b>Agency fees</b>	Paid by the seller

## Property Description

Apartment Himalia is an exquisite 3 bedroom apartment built to the highest standards by a reputable local developer in 2015. This exceptional property, located in a small development of only four apartments, offers a harmonious blend of elegance and comfort, presenting an unparalleled opportunity for those seeking an extraordinary alpine retreat.

Situated a mere 450 meters from the historical mountain village of Samoens, this apartment offers the perfect balance between tranquility and accessibility. Meticulously constructed with superior materials, Himalia showcases the impeccable workmanship that sets it apart from the rest. Every detail has been thoughtfully designed to create a luxurious and inviting atmosphere.

Spanning an impressive 58.92 square meters of well-utilized space, the apartment provides ample room for relaxation and entertainment. There are two generous double bedrooms, a bunk room with an ensuite shower and WC, an independent WC, a stylish shower room with sink and an open-plan kitchen and living/dining area adorned with a wood-burning stove, creating a warm and inviting ambiance during the colder months. From here one can step outside onto the large south-facing balcony, spanning 14.13 square meters, perfect for enjoying morning coffee, hosting gatherings, or simply basking in the beauty of nature.

This remarkable property has been meticulously maintained and is presented in immaculate condition. The attention to detail and high-quality finishes ensure a truly turnkey experience for the fortunate new owner.

The apartment includes a spacious garage on the lower ground floor, providing secure storage for vehicles, equipment, or additional belongings.

The property is covered by the copropriété rules.













