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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. La Reine

Samoëns, Samoëns & Vallée, Grand Massif

330 000 €uros



Contact

Contact **Lexie Starling** about this property.

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Key Features

Price	330 000 Euros
Status	FOR SALE
Last updated	03/05/2024
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	2
Bathrooms	2
Floor area	53.1 m ²
Heating	Electric radiators
Ski access	Ski bus
Nearest skiing	450 m
Nearest shops	240 m
Garage	Covered parking
Drainage	Mains drains
Annual charges	4726.00 Euros
Number of lots	97
Procédure en cours	No
Energy efficiency rating	D (199)
CO2 emissions	B (6)
Agency fees	Paid by the seller

Property Description

Constructed by MGM in 2009, this spacious two bedroom apartment is situated in the sought after residence, La Reine du Près. Well located, it is a 6 minute walk to the main ski gondola (or short ride on the ski bus) plus a 3 minute walk to the nearest mini market and bakery.

The residence is composed of a cluster of chalet style buildings. Apartment La Reine is located on the first floor of building Edelweiss, accessed by lift or stairs. It has a habitable surface of 53,10m², composed of an entrance, an independent WC, family bathroom, double bedroom with ensuite shower room plus a second bedroom, an open plan kitchen / dining and living room opening onto a spacious west facing terrace ideal for soaking up the sunsets.

Apartment La Reine is heated by electric convector heaters with sub counters installed for hot and cold water consumption. The charges include heating and water consumption.

It is sold furnished, a turn key property that is ready to use.

It is sold with an underground parking space, a cave and exclusive use of a ski locker (equipped with heated boot warmers).

This apartment previously operated as a leaseback. However it has been formally released from this scheme, meaning that a future owner can use or rent it free from constraints.

The property is covered by the copropriété rules.















