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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. Marcellly

Samoëns, Samoëns & Vallée, Grand Massif

549 000 €uros



Contact

Contact **Lexie Starling** about this property.

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Key Features

Price	549 000 Euros
Status	SOLD
Last updated	23/12/2023
Area	Grand Massif
Location	Samoëns & Vallée
Village	Samoëns
Bedrooms	3
Bathrooms	2
Floor area	86.7 m ²
Heating	Electric radiators
Ski access	Ski bus
Nearest skiing	700 m
Nearest shops	150 m
Garage	Covered parking
Drainage	Mains drains
Annual charges	4876.00 Euros
Number of lots	TBC
Procédure en cours	No
Energy efficiency rating	E (253)
CO2 emissions	B (8)
Agency fees	Paid by the seller

Property Description

Apartment Marcelly is a west facing 3 bedroom duplex apartment with an additional 'coin montagne' situated in a peaceful yet central development constructed by MGM in 2012. Set within communal gardens, the residence benefits indoor private swimming pool, open year around.

A 5 minute flat walk to local amenities and restaurants, the ski bus can be picked up at several points within 150m of the residence. During summer, the local lakes, tennis courts and outdoor swimming pool are a few minutes away on foot or bike via the cycle path.

This delightful duplex apartment is located on the 2nd floor (accessed by lift) and has an overall surface area of 99,9m² of which 86.7m² is classified as habitable (13.2m < 1.80m in height). The apartment consists of an entrance area, a living room, equipped kitchen, west facing terrace (12.9 m²), an east facing double bedroom with double height and built-in wardrobe, a coin montagne, a shower room with washing machine and a separate WC.

Upstairs are two further west facing bedrooms with storage and a family bathroom with WC.

The apartment has two underground parking spaces, a cave and a ski locker plus use of a communal bike storage facility.

The property is covered by the copropriété rules.















