WENDY'S HOUSES

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# OFF PLAN FIRST FLOOR APARTMENT FOR SALE, SAMOËNS

Ref: NMJA101 | €469,000(*HAI) | Samoëns | Bedrooms x2 | Bathrooms x2

Habitable Area: 59.75m²

**FIRST FLOOR APARTMENT FOR SALE; NESTLED AT AN ALTITUDE OF 720 METRES IN THE GIFFRE VALLEY, SAMOËNS IS AN AUTHENTIC SAVOYARD VILLAGE LOCATED IN HAUTE-SAVOIE, AT THE FOOT OF THE GRAND MASSIF SKI AREA (FLAINE, LES CARROZ, MORILLON, SIXT). 2 BEDROOM / 2 BATHROOM; 59.75 M² SURFACE AREA; BALCONY = 9.12 M² – SOUTH WEST FACING**

## KEY FEATURES

- 75 minutes from Geneva airport
- Close to Pistes
- Close to Ski Lifts
- Investment Opportunity
- Off Plan
- South Facing
- Well presented Interior
- Close to free ski Bus stop
- Close to Shops & Amenities
- Highly rentable location
- Mountain Views
- Prime location
- Terrace

## OUR OPINION

A very appealing first-floor apartment in the heart of Samoëns, this property offers an excellent balance of comfort, location and lifestyle. The south-west facing balcony is a real highlight, ensuring great natural light and enjoyable outdoor space after a day in the mountains. With two bedrooms and two bathrooms, it's perfectly suited for both personal use and rental, particularly given its position at the foot of the Grand Massif. A smart and versatile alpine property with strong year-round appeal.

*HAI: Agency fees included-Payable by the seller

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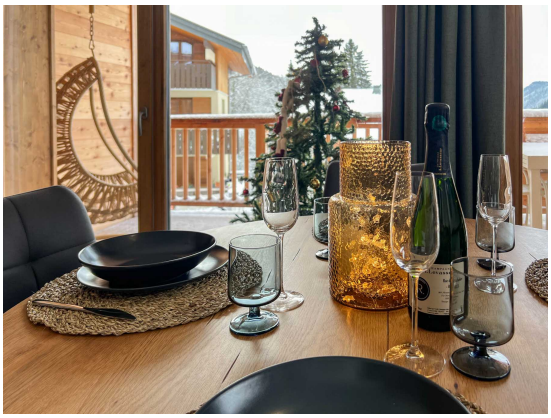

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# DEVELOPMENT DESCRIPTION

Located in the heart of Samoëns, Majestic Lodge offers an investment opportunity in a sought-after area of the Northern Alps. This residence combines generous living spaces, high-quality materials, and an exceptional location.

# EXAMPLE APARTMENT A101

### FIRST FLOOR APARTMENT FOR SALE; 2 BEDROOM / 2 BATHROOM; 59.75 M² SURFACE AREA; BALCONY = 9.12 M²

This apartment, located on the first level, features an entrance hall with storage, opening onto the living room with a fitted and equipped kitchen area (included in the price) with access to the terrace. A hallway leads to a separate toilet, a separate shower room, a bedroom with a window, and an en-suite bedroom.

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Delivery: Winter 2027

With Savoyard character, the residence comprises 26 apartments ranging from one- to four-bedroom units, including duplexes, offering a harmonious blend of the warm atmosphere of a traditional chalet and contemporary design. It enjoys an incomparable living environment in the heart of the mountains.

Classified as a 'Land of Art and History', Samoëns stands out for its unique heritage, warm atmosphere and exceptional natural setting. 1h from Geneva airport. Majestic Lodge comprises 26 exceptional apartments and 3 shops, spread over two buildings with refined architecture.

Located 700 metres from the Grand Massif Express. In just a few minutes, you can access the 265 km of slopes of the Grand Massif ski area.

Right in the centre of Samoëns, allowing you to enjoy all amenities and local activities.

### INCLUDED FEATURES:

- High-end finishes with parquet flooring, wood cladding and stone-effect tiling
- Generous and warm spaces, designed for absolute comfort
- Parking spaces and cellars in the basement, accessible by lift

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NB. Photos Non Contractual – of a similar development by developer