



**alpine-property**

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

Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Appt. Front de Neige

**Les Carroz d'Araches, Flaine & Les Carroz, Grand Massif**

**275 000 €uros**



## Contact

Contact **Aude Garnier** about this property.

**Tel:** +33 6 62 69 12 72

**Email:** [aude@alpine-property.com](mailto:aude@alpine-property.com)

# Key Features

<b>Price</b>	275 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	03/01/2024
<b>Area</b>	Grand Massif
<b>Location</b>	Flaine & Les Carroz
<b>Village</b>	Les Carroz d`Araches
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floor area</b>	49.2 m²
<b>Heating</b>	Electric radiators
<b>Nearest skiing</b>	50 m
<b>Nearest shops</b>	500 m
<b>Garage</b>	None
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	688.00 Euros
<b>Annual charges</b>	1200.00 Euros
<b>Number of lots</b>	85
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	F (397)
<b>CO2 emissions</b>	C (13)
<b>Agency fees</b>	Paid by the seller

## Property Description

The Front de Neige apartment is in a great setting especially for the mountain enthusiast : perfectly located just 50m from the slopes, it is also the departure point for hikes, mountain biking and other outdoor activities.

It consists of a modern, fully equipped kitchen with plenty of storage space and enough room for 8 around the table. It opens onto a cosy corner lounge, making 27m2 of living space.

A comfortable cabin bedroom has been created in this space and has a double bed and cupboard. The corridor has a cupboard, off of which is the bathroom with toilet and a 2nd small bedroom, recently renovated in a mountain cabin style and cleverly laid out with triple bunk beds and a mezzanine, all made to measure to accommodate 5 people.

The apartment is comfortably spacious with a cosy ambiance for a large family without cutting back on living space.

The terrace is the perfect spot for a morning coffee or for relaxing in the evening whilst absorbing the magnificent view of the mountains and the sunset, which from the elevated location of the apartment, can be seen til the last moment. A large cupboard has been installed here for ski gear.

The development has private parking, protected by an automatic barrier.

The property is covered by the copropriété rules.





















