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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. Gentiane

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

288 000 euros



Contact

Contact **Aude Garnier** about this property.

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Key Features

Price	288 000 €uros
Status	FOR SALE
Last updated	01/05/2024
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d'Araches
Bedrooms	2
Bathrooms	2
Floor area	40.4 m ²
Heating	Electric radiators
Ski access	Ski bus
Nearest skiing	500 m
Nearest shops	50 m
Garage	Covered parking
Drainage	Mains drains
Taxe foncière	819.00 €uros
Annual charges	4800.00 €uros
Number of lots	88
Procédure en cours	No
Energy efficiency rating	E (326)
CO2 emissions	B (10)
Agency fees	Paid by the seller

Property Description

This apartment is located in one of the buildings of the Fermes du Soleil residence, a highly sought-after residence situated in the centre of the resort of Les Carroz resort. Its location, its "mountain chalet" style, and the services offered make it a preferred place for holidaymakers.

The apartment is ideal for families who want to have a car-free holiday. Restaurants, shops, and activities organized by the tourist office are only a 2-minute walk away. The ski shuttle bus stop to access the main lift is located at the foot of the residence, while the ice rink and a supermarket are at the heart of it.

Owners can enjoy the residence's facilities: swimming pool, sauna, jacuzzi, fitness room. Ideal after a day of skiing or hiking!

Sold fully furnished, the apartment consists of an entrance with a cupboard, a separate toilet, a bathroom, 2 bedrooms, one of which has an ensuite, an open plan kitchen giving onto the living room, and a west-facing balcony with a view of the Aravis mountain range. The apartment is sold with a storage cave, a ski locker, and an underground parking space.

The apartment enjoys a very good rental yield and is not subject to a commercial lease!

The property is covered by the copropriété rules.











