



**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. Alpaga, C104

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

**549 000 €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>	549 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	19/04/2024
<b>Area</b>	Grand Massif
<b>Location</b>	Flaine & Les Carroz
<b>Village</b>	Les Carroz d`Araches
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	86.2 m²
<b>Land area</b>	99 m²
<b>Heating</b>	Gas
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1 km
<b>Nearest shops</b>	300 m
<b>Garden</b>	Yes
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Annual charges</b>	1560.00 Euros
<b>Number of lots</b>	29
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Welcome to Alpaga, located at the entrance of Les Carroz in the Lays neighborhood. The village centre is accessible on foot in 15 minutes, and a small supermarket is just 5 minutes away.

This complex comprises 3 chalet-type buildings, with A and B already delivered and C currently being marketed.

With its mountain spirit, Alpaga meets the highest standards of energy efficiency and comfort, particularly complying with the RT2012 standard and acoustic regulations.

Building C is on a basement and composed of 13 apartments spread over 3 floors.

Regarding the apartments, large windows have been planned to allow maximum light entry. The entrance, hallway, storage room, and bedrooms will be equipped with laminate flooring. The bathroom and WC will have ceramic stoneware tiles sized 60x60cm.

The kitchen will be equipped with Bosch appliances, including a combined refrigerator and freezer, dishwasher, oven, recycling extractor hood, and a 4-burner induction hob. Other features include wooden exterior joinery with aluminum roller shutters, wooden interior doors, suspended toilet, videophone, elevator, and a communal bicycle storage room.

Finally, each apartment will have underfloor heating with its own condensing gas boiler and will have a private underground parking space, a cave, and a ski locker.

Apartment C104 is a spacious T4 of 86.2 sqm located on the 1st floor. It consists of an entrance with a cupboard and a corridor leading to a bedroom with a shower room, two other bedrooms, a bathroom, a separate toilet, and a generous living room of 33 sqm with an equipped kitchen. The 15 sqm balcony facing South offers a view of Les Aravis.

All necessary guarantees are in place to protect your investment.

Delivery is scheduled for Spring 2024.

As it is a new construction, Notary fees are reduced (2.5%).

The property is covered by the copropriété rules.























Les éléments d'équipement sont donnés à titre indicatif (Lave-linge, etc.) et ne sont pas fournis. Les cotés, les surfaces ainsi que la position des éléments techniques sont données sous réserves des impératifs de la construction et des tolérances d'exécution. Nota: les surfaces des menuiseries sont comprises dans les surfaces des pièces correspondantes.







**A. PAGA**  
Architecte d'Intérieur



BÂTIMENT	Étages	Type	Logement
<b>C</b>	<b>R+1</b>	<b>T4</b>	<b>C104</b>




PIÈCES	SURFACES
Entrée & DST	9.11m²
Séjour-Cuisine	33.62m²
Chambre 01	13.05m²
Chambre 02	10.83m²
Chambre 03	10.74m²
Salle 01	5.14m²
Salle 02	2.09m²
Wc	1.23m²
	<b>86.18 m²</b>
Balcon	15.33m²



**MARÇORV**  
CONSTRUCTION

SO Les Châlets du Lac  
représentée par Marçorv Promotion



**GZ**  
Géomètre

Version: 21/04/2022