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# Appt. Alpaga B201

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

**349 000 €uros**



## Contact

Contact **Liz Owens** about this property.

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# Key Features

<b>Price</b>	349 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	25/04/2019
<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>	2
<b>Floor area</b>	53.1 m²
<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>	Covered parking
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	8
<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

This new development, when completed, will comprise 3 chalet-style blocks of apartments, the first of which, this one, is Batiment B comprising 8 apartments, 3 on the ground floor, 3 on the 1st floor and 2 on the top floor under the eaves. This block is due for completion in December 2017.

Being a new build, the notary (stamp duty and solicitor) fees are reduced (2.5%).

It is in a sunny location, on flat land off a quiet cul-de-sac. The village is easily accessible on foot only 900m away (10 minute walk). It is close to a ski bus stop, supermarket with petrol (5 minute walk), equestrian centre and ski pass office.

Plans for a new lift system only a 5 minute walk away, although not yet confirmed, are progressing.

Each apartment is south facing, has an individual gas boiler for heating and hot water. There are electric and wooden shutter. There are tv and telephone points and a videophone for controlled access.

It will have the latest modern materials and meet the highest energy saving standards and comfort.

The entrance, lounge and kitchen have tiled flooring and the bedrooms have laminated flooring.

There are large windows for maximum light. Each apartment has a ski locker and outside covered parking.

The bathrooms include vanity sink and illuminated bathroom mirror, and heated towel rail.

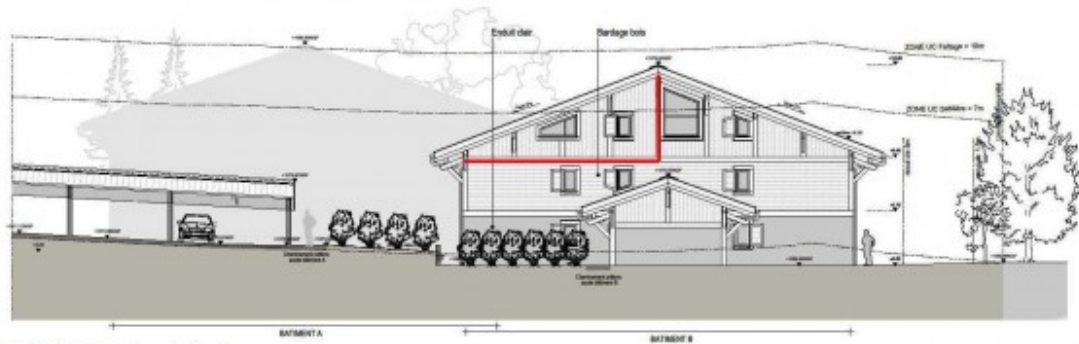
The kitchen is equipped with stainless steel sink, fridge, dishwasher, multi function oven, recirculation extractor fan and induction hob.

This apartment is on the top floor, offering 52.9m2 plus an extra 32.8m2 under 1.8m high, 2 bedrooms, one with cupboard, the other with ensuite comprising shower and sink, bathroom with bath and sink, separate wc, entrance with cupboard, fully equipped kitchen and open plan living and dining area with access via patio doors to south facing balcony (8.2m2). Other windows are east facing. Buyers will be able to select internal finishes to suit their

personal taste.

The property is covered by the copropriété rules.





BATIMENT B - Façade Nord



BATIMENT B - Façade Ouest



























