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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. Alpaga A001

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

319 000 €uros



Contact

Contact **Aude Garnier** about this property.

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Key Features

Price	319 000 Euros
Status	SOLD
Last updated	06/04/2020
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	2
Bathrooms	2
Floor area	57.3 m²
Ski access	Ski bus
Nearest skiing	1 km
Nearest shops	300 m
Garden	Yes
Garage	Covered parking
Drainage	Mains drains
Number of lots	49
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

At 1,100m, in a quiet residential sector, the Résidence Alpaga is made up of 2 buildings, compact and "chalet" style.

With its mountain feel, this development is in perfect harmony with the typical architecture of the village of Les Carroz and it enjoys a sunny location away from the hustle and bustle.

The village, 900m away, is accessible on foot, just a 10 minute walk away. A stone's throw from the development is : a free ski shuttle bus and a supermarket with petrol station (5 minutes walk away).

All the apartments are south facing and equipped with a gas boiler for heating and hot water. Entry is controlled by videophone.

The latest, modern materials have been used and the highest energy saving and comfort standards have been respected (RT2012).

The entrance, living room and kitchen area are tiled, whilst the bedrooms are laid with wooden flooring.

Big windows have been installed for maximum light. Each apartment has a ski locker, as well as a covered exterior parking space.

The bathrooms have a sink unit, a mirror with light and a heated towel rail. As for the kitchen, it is equipped with a fridge, a dishwasher, a multifunction oven, a recycling filter extractor and an induction hob. It is still possible to choose the kitchen unit fronts.

A001, of 57.3m2, is on the ground floor. It consists of : an entrance with integrated cupboard, a separate wc, a bathroom with shower, 2 bedrooms with integrated wardrobes (one with ensuite), and a living area with kitchen and lounge which gives onto a south facing terrace of 13.9m2 and a garden of 19.8m2.

As it is a new build, the notary fees are reduced (2.5%).

The property is covered by the copropriété rules.

















