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# Studio Timalets

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

**123 500 €uros**



## Contact

Contact **Aude Garnier** about this property.

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# Key Features

<b>Price</b>	123 500 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	14/11/2022
<b>Area</b>	Grand Massif
<b>Location</b>	Flaine & Les Carroz
<b>Village</b>	Les Carroz d`Araches
<b>Bathrooms</b>	1
<b>Floor area</b>	26.8 m²
<b>Heating</b>	Electric radiators
<b>Chimney</b>	Enclosed fire
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.5 km
<b>Nearest shops</b>	1 km
<b>Drainage</b>	Mains drains
<b>Taxe foncière</b>	431.00 Euros
<b>Annual charges</b>	1200.00 Euros
<b>Number of lots</b>	40
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	F (476)
<b>CO2 emissions</b>	C (21)
<b>Agency fees</b>	Paid by the seller

## Property Description

Studio Timalets would make an ideal first property investment in the mountains. It was renovated in 2020 and offers a harmonious and welcoming space, thanks to the tastefully finishings and feature insert fireplace – a rare find in a smaller property.

The use of the space has been optimised and benefits from ample storage. The kitchen is fitted with a washing machine, dishwasher, 2-ring ceramic hob, extractor and a fridge.

The studio has as balcony with views of the pistes and is sold with a ski locker and a cave (additional storage). The heating is individual (electric radiators) but the water (hot and cold) is included in the service charges. There is plenty of resident's parking space outside the building.

The Bry area, where the apartment building is situated, is just 150m from the bus stop for the free ski bus. It is a 10 minute walk to the village and a 4 minute drive to reach the ski lift.

The studio has been rented out for less than a year and has already proven its worth as a rental investment.

The property is covered by the copropriété rules.

































