



# 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

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## Appt. Le Lays

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

**55 000 €uros**



## Contact

Contact **Liz Owens** about this property.

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# Key Features

<b>Price</b>	55 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	29/09/2012
<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>	19 m²
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	500 m
<b>Nearest shops</b>	400 m
<b>Garage</b>	Single
<b>Drainage</b>	Mains drains
<b>Annual Taxes (est)</b>	731 Euros
<b>Number of lots</b>	TBC
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (280)
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Just a stone's throw from the village of Les Carroz, this 19.52m2 studio apartment on the 2nd floor is perfectly situated for easy access to the centre and the slopes. It has beautiful views from the west facing balcony across a lush field in the summer that becomes a cross country ski area in the winter and a pine forest to the Aravis mountain range opposite. It is the ideal starter ski home for a couple or small family, has only had one owner since new and has been well looked after! NEW! Just a short walk across the road from the apartment block, there is now a big new supermarket which saves having to drive into the village for supplies!

The apartment is being sold furnished and has a bunk bed in the corridor opposite the bathroom, leading to the kitchenette/living area where there is further sleeping accommodation on the sofa bed. It has its own ski locker.

The village centre can be accessed on foot via a wooded pathway and the ski bus stop is just outside so is very conveniently placed. There is a garage available to purchase with the apartment for an additional 10,000 euros.

The property is covered by the copropriété rules.

























