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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. Timalet B

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

598 000 €uros



Contact

Contact **Liz Owens** about this property.

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Key Features

Price	598 000 Euros
Status	SOLD
Last updated	25/11/2016
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	3
Bathrooms	4
Floor area	125 m²
Heating	Oil fired central heating
Chimney	Open fire
Ski access	On piste
Nearest shops	500 m
Garage	Single
Drainage	Mains drains
Number of lots	5
Procédure en cours	No
Energy efficiency rating	E (220)
CO2 emissions	E (66)
Agency fees	Paid by the seller

Property Description

This unusual apartment block comprising only 4 large, side-by-side, multi-levelled apartments, is situated in a much sought after location at the bottom of the main slope back to the village, enjoys extraordinary views of the surrounding mountains and valley below and has direct access to the slopes. Each apartment has a great sense of spaciousness and light with large rooms and many floor to ceiling windows.

Apartment B is a duplex and, due to its ingenious concept, has no other apartments above or below it – each apartment seems more like a chalet than an apartment because of this and its size, and no sound transfer between properties.

The Residence has a staffed reception area, an internal lift and staircase, offers payable cleaning and laundry services and can organize rentals when the property is not being used by the owners.

It was built in the 80s, has oil-fired central heating, double glazing and good insulation (energy rating D). It is a solid construction with concrete flooring between floors and has great potential for any buyer keen on renovating to modernise. Maintenance fees include electricity, heating, hot and cold water, maintenance of communal parts and building insurance so are variable dependent on usage.

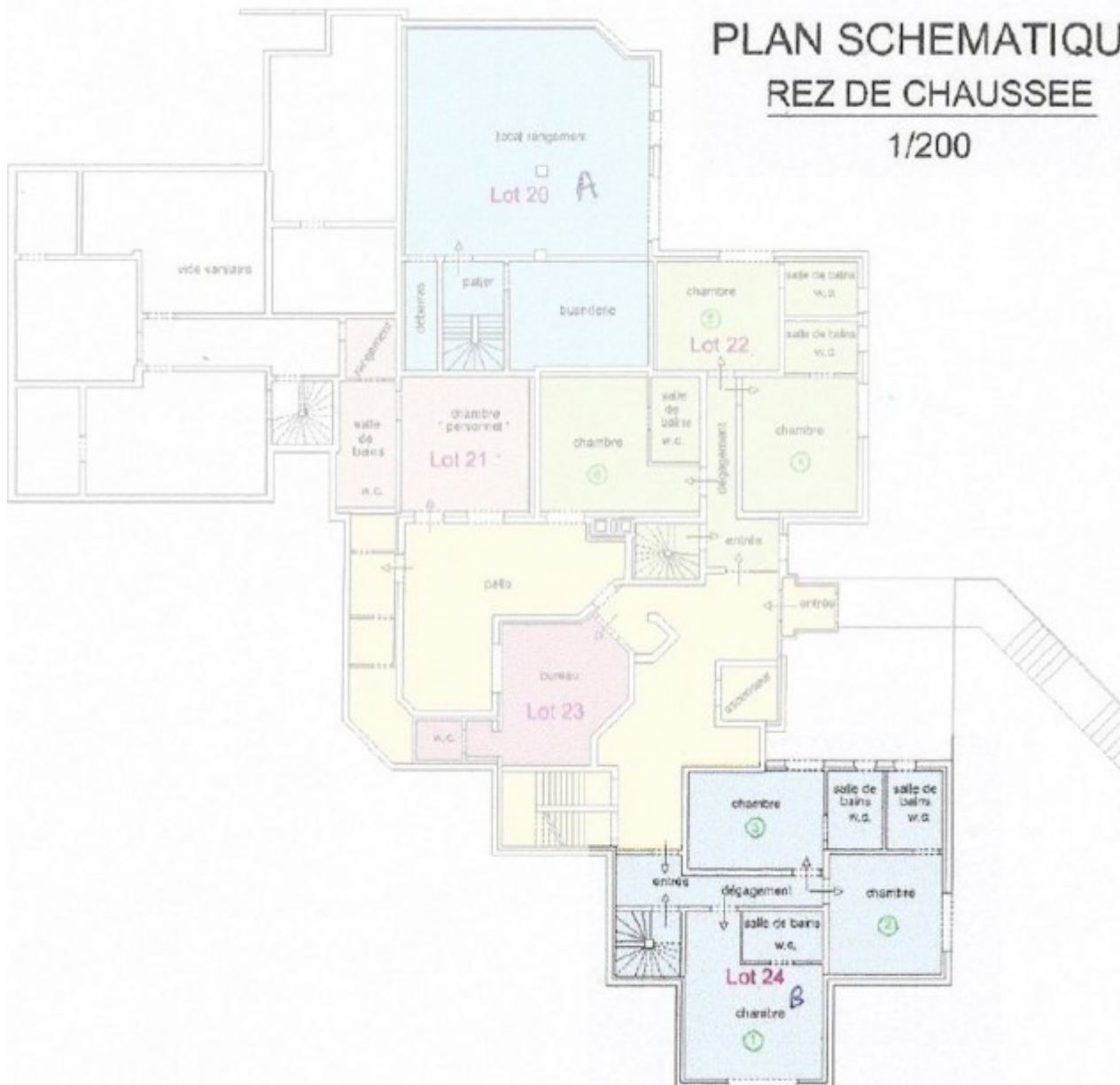
This apartment is sold fully furnished and has a garage plus one carport space, and 2 ski lockers. The apartment itself comprises on the 1st floor: an entrance, off of which is a wc, and a large +50m² living area with kitchen (off of which is a shower room) open to lounge with fireplace and access to a 20m² terrace with stunning views, plus a wooden staircase leading to the ground floor comprising: a further entrance, 3 bedrooms each with large bathroom. The entrance on this level enables the rooms to be let on a room by room basis without access to the main living area.

The village is only a short walk away, there is a top quality restaurant in front and a more informal hotel with restaurant and bar opposite, and the main ski lift is a minute's ski away!

The property is covered by the copropriété rules.

PLAN SCHEMATIQUE REZ DE CHAUSSEE

1/200



PLAN SCHEMATIQUE

PREMIER ETAGE

1/200

























