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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. Zeline

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

447 000 €uros



Contact

Contact **Liz Owens** about this property.

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Key Features

Price	447 000 Euros
Status	SOLD
Last updated	12/09/2016
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	3
Bathrooms	2
Floor area	75 m²
Heating	Underfloor heating
Ski access	Ski bus
Nearest skiing	450 m
Nearest shops	200 m
Drainage	Mains drains
Taxe foncière	763.00 Euros
Number of lots	3
Procédure en cours	No
Energy efficiency rating	D (191)
CO2 emissions	B (9)
Agency fees	Paid by the seller

Property Description

This charming 92.71m2 duplex apartment is situated on the first floor of an authentic Savoyard farmhouse from the 19th century, which has now been divided into 5 separate dwellings. The apartment has been lovingly renovated by the current owner (his trade) mixing old with new, using quality materials and skilled know-how, to create a warm and welcoming atmosphere.

The access is via a staircase from the front of the property and leads into a lobby for outdoor garments through an electrically operated wooden front door. Electric glass sliding doors separate this area from the open plan living space with modern Gaggenau kitchen (including additions such as wine chiller, induction hob, fryer and hot plate), and split level living area, with office space. Off the upper level is a dressing room. Through the kitchen is a laundry area which also houses the 2 electric 150l hot water tanks. The far end of the living room gives access to a toilet and shower room. There is a balcony running the length of the front of the property. This level has electric underfloor heating under the solid oak wood flooring on a concrete floor, ensuring good sound insulation from the apartment below.

A wooden staircase leads to a mezzanine level with 3 bedrooms, a toilet and bathroom.

There are 2 parking spaces with the apartment and a shared secure ski locker under the front stairs. The roof has been redone in 'tavaillons', the traditional wooden slates of the area during the renovation of the entire farmhouse. The windows are double glazed.

The apartment benefits from being conveniently located, situated between the village and the leisure complex with swimming pool, wellness centre, tennis courts and "acrobranche". The free ski bus stops in front of the property and is on a regular service.

The property is covered by the copropriété rules.



























