



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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Appt. Alpaga B003

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

299 000 €uros



Contact

Contact **Liz Owens** about this property.

Tel: +33 6 79 78 47 79

Email: liz@alpine-property.com

Key Features

Price	299 000 Euros
Status	SOLD
Last updated	01/12/2017
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	2
Bathrooms	1
Floor area	52.8 m²
Ski access	Ski bus
Nearest skiing	1 km
Nearest shops	300 m
Garden	Yes
Garage	Covered parking
Drainage	Mains drains
Number of lots	8
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

This new development, when completed, will comprise 3 chalet-style blocks of apartments, the first of which, this one, is Batiment B comprising 8 apartments, 3 on the ground floor, 3 on the 1st floor and 2 on the top floor under the eaves. This block is due for completion in December 2017.

Being a new build, the notary (stamp duty and solicitor) fees are reduced (2.5%).

It is in a sunny location, on flat land off a quiet cul-de-sac. The village is easily accessible on foot only 900m away (10 minute walk). It is close to a ski bus stop, supermarket with petrol (5 minute walk), equestrian centre and ski pass office.

Plans for a new lift system only a 5 minute walk away, although not yet confirmed, are progressing.

Each apartment is south facing, has an individual gas boiler for heating and hot water. There are electric and wooden shutter. There are tv and telephone points and a videophone for controlled access.

It will have the latest modern materials and meet the highest energy saving standards and comfort.

The entrance, lounge and kitchen have tiled flooring and the bedrooms have laminated flooring.

There are large windows for maximum light. Each apartment has a ski locker and outside covered parking.

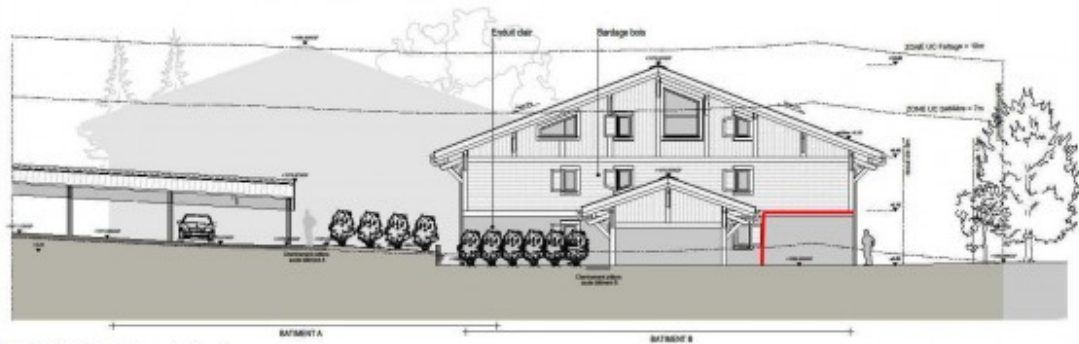
The bathrooms include vanity sink and illuminated bathroom mirror, and heated towel rail.

The kitchen is equipped with stainless steel sink, fridge, dishwasher, multi function oven, recirculation extractor fan and induction hob.

This apartment is on the ground floor, offering 52.81m2 and 2 bedrooms, one with fitted wardrobe, bathroom with shower and sink, separate wc, entrance with cupboard, fully equipped kitchen and open plan living and dining area with access via patio doors to south facing terrace (12.65m2) and garden (17.98m2). Other windows are west facing. Buyers will be able to select internal finishes to suit their personal taste.

The property is covered by the copropriété rules.





BATIMENT B - Façade Nord



BATIMENT B - Façade Ouest



















