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# Appt. Alpaga A001

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

**319 000 €uros**



## Contact

Contact **Aude Garnier** about this property.

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# Key Features

<b>Price</b>	319 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	06/04/2020
<b>Area</b>	Grand Massif
<b>Location</b>	Flaine & Les Carroz
<b>Village</b>	Les Carroz d`Araches
<b>Bedrooms</b>	2
<b>Bathrooms</b>	2
<b>Floor area</b>	57.3 m²
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1 km
<b>Nearest shops</b>	300 m
<b>Garden</b>	Yes
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	49
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

At 1,100m, in a quiet residential sector, the Résidence Alpaga is made up of 2 buildings, compact and "chalet" style.

With its mountain feel, this development is in perfect harmony with the typical architecture of the village of Les Carroz and it enjoys a sunny location away from the hustle and bustle.

The village, 900m away, is accessible on foot, just a 10 minute walk away. A stone's throw from the development is : a free ski shuttle bus and a supermarket with petrol station (5 minutes walk away).

All the apartments are south facing and equipped with a gas boiler for heating and hot water. Entry is controlled by videophone.

The latest, modern materials have been used and the highest energy saving and comfort standards have been respected (RT2012).

The entrance, living room and kitchen area are tiled, whilst the bedrooms are laid with wooden flooring.

Big windows have been installed for maximum light. Each apartment has a ski locker, as well as a covered exterior parking space.

The bathrooms have a sink unit, a mirror with light and a heated towel rail. As for the kitchen, it is equipped with a fridge, a dishwasher, a multifunction oven, a recycling filter extractor and an induction hob. It is still possible to choose the kitchen unit fronts.

A001, of 57.3m², is on the ground floor. It consists of : an entrance with integrated cupboard, a separate wc, a bathroom with shower, 2 bedrooms with integrated wardrobes (one with ensuite), and a living area with kitchen and lounge which gives onto a south facing terrace of 13.9m² and a garden of 19.8m².

As it is a new build, the notary fees are reduced (2.5%).

The property is covered by the copropriété rules.























