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# Appt. Le Grand Cerf, Group 3 - 400k - 500k Euros

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

**437 000 €uros**



## Contact

Contact **Aude Garnier** about this property.

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# Key Features

<b>Price</b>	437 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	19/02/2019
<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>	1
<b>Floor area</b>	65 m²
<b>Ski access</b>	On piste
<b>Nearest shops</b>	500 m
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Annual charges</b>	1376.00 Euros
<b>Number of lots</b>	120
<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

Le Grand Cerf is a new development of 40 apartments in 6 blocks with access directly onto the slopes, making it a highly desirable location for the ideal mountain holiday home.`

All the necessary guarantees are in place to ensure your investment. Delivery is scheduled for Spring 2019.

The build is of a high specification and will blend subtly with its surroundings. Acoustic and thermal levels will be optimal.

Nestled against the mountainside, it will enjoy breath-taking views across the village, down to the valley and the surrounding dramatic mountain ranges.

The complex faces west and each apartment will have an underground parking space and a ski locker, most will have a storage cave, the majority will have a private balcony or terrace (although a few have a shared terrace), all have the option of a bioethanol fireplace and some can even opt for a sauna or jacuzzi or an enclosed garage, at an additional cost.

Included in the price is fitted lighting, a fully equipped kitchen (combi oven, hob, dishwasher, extractor fan and fridge/freezer), fitted out bathroom and integratal cupboards. There are 4 styles from which to choose, depending on individual taste : modern, Nordic, contemporary mountain or classic which will principally determine the style of kitchen and bathroom.

Bathrooms, entrances, toilets, corridors and cupboard will have tiled flooring whilst kitchens, living rooms and bedrooms will have wooden flooring.

Each apartment has an independent gas boiler for underfloor heating and hot water. This can be activated remotely via the internet. There is a videophone phone for allowing guest access at the entrance to each block. There are secure bicycle storage rooms and 5 lifts.

Being a new build, the notary (stamp duty and solicitor) fees are reduced (2.5%). Also all the necessary insurances will be in place to ensure a safe investment.

We are delighted to welcome this developer from Luxembourg with a number of high quality developments to its name including Le Chardon Bleu in Verchaix, also in the Grand Massif.

In this price range (over 400,000€ and under 500,000€) there are 7 apartments ranging from 437,000€ to 472,000€, offering from 2 bedroom + bunk room (no window) / 1 bath, private balcony and cave to 2 bedrooms / 1 bath, 2 private balconies, jacuzzi option, cave.

Sizes vary from 58.67m<sup>2</sup> to 70.82m<sup>2</sup>.

Individual floorplans upon request.

### **Less than 300k€ Group 1**

-----Floor--Bedrooms--Area---Price

1. D108--RDC---1+CM---53m<sup>2</sup>---297,000

### **Less than 400k€ Group 2**

1. B002--RDJ---1+CM---46m<sup>2</sup>---327,000....terrasse 23m<sup>2</sup>

2. E209--1-----2+CM---75m<sup>2</sup>---367,000

3. A001--RDJ---1+CM---48m<sup>2</sup>---327,000....terrasse 28m<sup>2</sup>

4. C003--RDJ---1+CM---48m<sup>2</sup>---347,000....terrasse 31m<sup>2</sup>

5.E109--RDC---1+CM---61m<sup>2</sup>---357,000

### **Less than 500k€ Group 3**

1. D207--1-----2+CM---65m<sup>2</sup>---437,000

2. C105--RDC---1+CM-----56m<sup>2</sup>---405,000

3. E305--1-----2-----58m<sup>2</sup>---472,000

4. C206--RDC---2-----66m<sup>2</sup>---495,000

5. E403--3-----2-----58m<sup>2</sup>---495,000

6. F210--1-----2-----70m<sup>2</sup>---457,000

7. F306--2-----2-----70m<sup>2</sup>---467,000

### **Less than 800k€ Group 6**

1. F110--RDC---3-----111m<sup>2</sup>---789,000

2. D401--3-----3-----91m<sup>2</sup>---735,000

### **Less than 1.1m€ Group 8**

1. F404--3dup---5-----115m<sup>2</sup>---980,000

2. F405--3-----4-----123m<sup>2</sup>---1 085,000

RDC = Ground floor

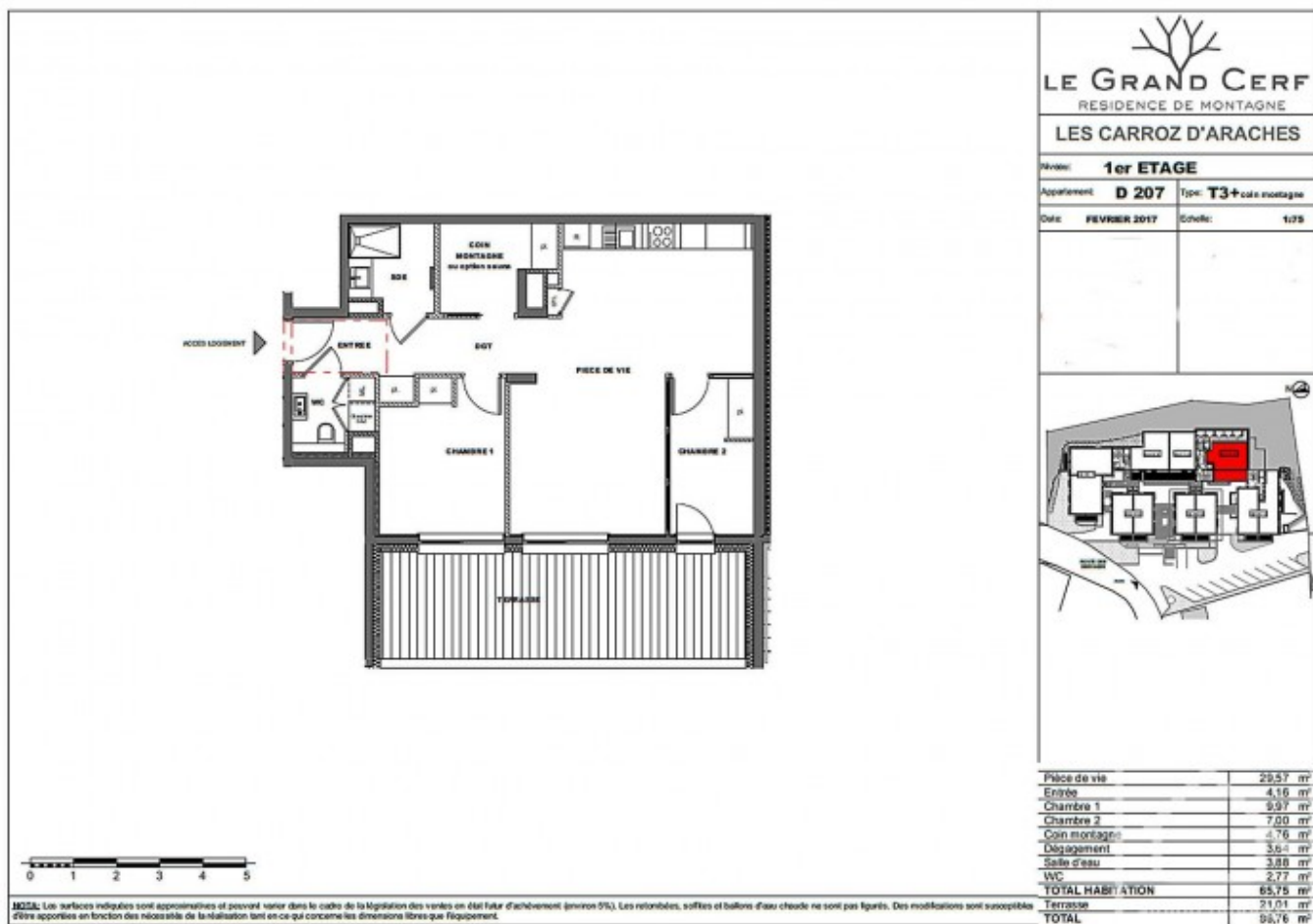
RDJ= Upper Ground Floor

CM = Coin Montagne

[Visit the show apartment](#)

The property is covered by the copropriété rules.







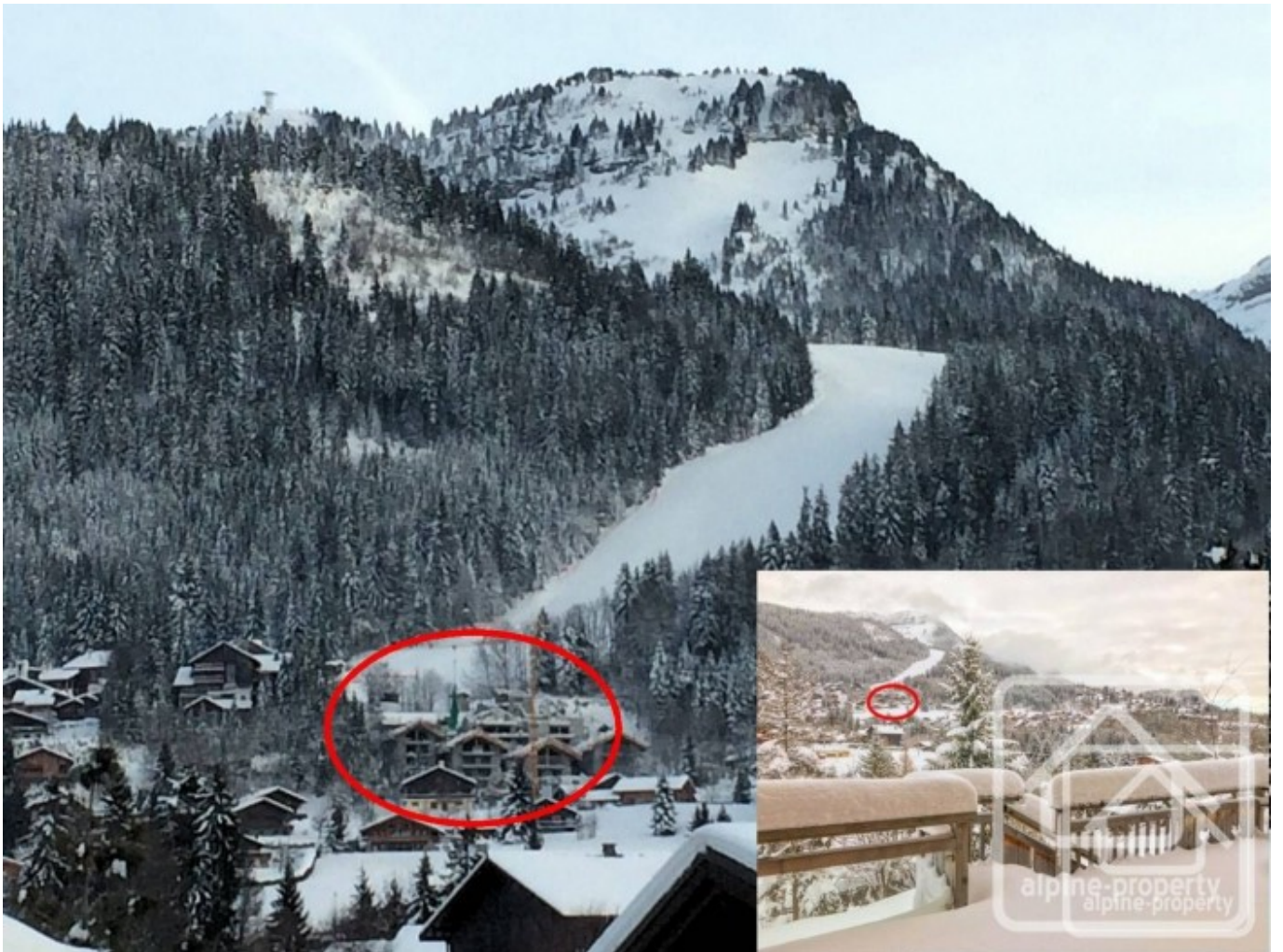












Cimetière d'IMACHES-LE-PRAS	
Site 41° bis de la Chapelle	
Département "Le Grand Est"	
PLAN N° 10275	Echelle : 1:10000



	Périmètre du site N° 10275 N° 10280 Contenance cadastrale (m²) : 30 4, 05
	Surface de site cadastrale (m²) : 237 m² Surface cadastrale (m²) : 237 m² Surface cadastrale (m²) : 237 m²



Le plan de ce site est un plan de site. Il ne doit pas être utilisé pour des fins autres que celles pour lesquelles il a été conçu. Le plan de ce site est un plan de site. Il ne doit pas être utilisé pour des fins autres que celles pour lesquelles il a été conçu.

CANEL	
10275	10275
10280	10280
10281	10281
10282	10282
10283	10283
10284	10284
10285	10285
10286	10286
10287	10287
10288	10288
10289	10289
10290	10290

Site 41° bis de la Chapelle  
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Projet n° 10275 - 10280 - 10281 - 10282 - 10283 - 10284 - 10285 - 10286 - 10287 - 10288 - 10289 - 10290