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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. Estellan, A03

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

408 000 €uros



Contact

Contact **Aude Garnier** about this property.

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Key Features

Price	408 000 Euros
Status	FOR SALE
Last updated	22/02/2020
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	2
Bathrooms	2
Floor area	58.9 m ²
Heating	Underfloor heating
Nearest shops	400 m
Garage	Covered parking
Drainage	Mains drains
Number of lots	30
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

This new development will comprise 1 block of 15 apartments, each with underground parking space, individual cave (secure storage space with electric socket), and ski locker. There will also be an integrated snack bar with an outdoor terrace.

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

It is in a sunny location, next to the telecabine, giving immediate and quick access to the ski area. The village is easily accessible on foot only 500m away (5 minutes walk). There is a restaurant, a ski hire shop and ski school close to the building.

Each apartment is south west facing with magnificent views across to the Aravis mountain range and has underfloor heating from a heat pump system which can be activated by remote control to ensure a comfortable temperature upon arrival, giving huge savings on energy bills. There are electric shutters, 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, corridors, toilets, bathrooms, kitchen and living area will be tiled (45cm x 45cm). The bedrooms will have wooden laminate flooring.

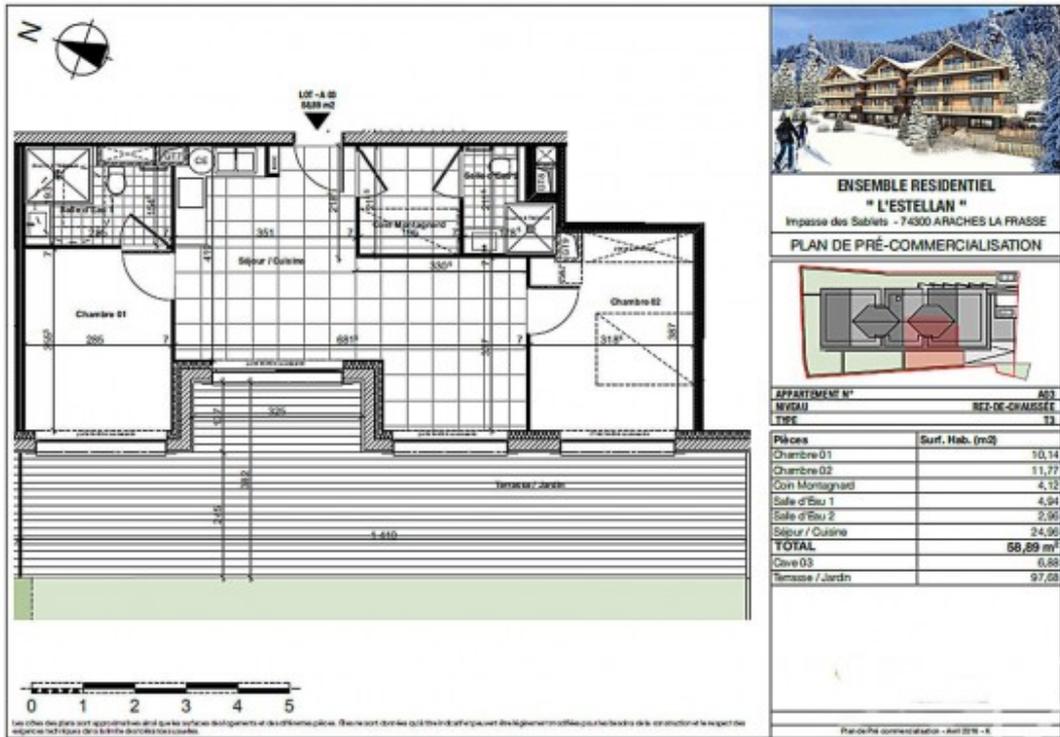
The bathrooms include vanity sink and illuminated bathroom mirror, and heated towel rail.

The kitchen is fully equipped with induction hob, oven, fridge/freezer, and extractor fan.

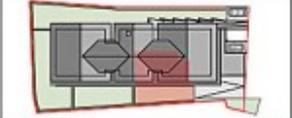
This apartment is on the ground floor, offering 58.89m² and 2 bedrooms (one ensuite) + a coin montagne, a 2nd bathroom through the coin montagne with shower, sink and wc, entrance, fully equipped kitchen and open plan living and dining area with access via patio doors to south west facing terrace and garden (97.68m²). In the early stages, changes can be discussed.

Delivery expected 1st quarter of 2020.

The property is covered by the copropriété rules.



ENSEMBLE RESIDENTIEL
" L'ESTELLAN "
Impasse des Sabliets - 74300 ARACHES LA FRASSE
PLAN DE PRÉ-COMMERCIALISATION



APPARTEMENT N° **003**
NIVEAU **REZ-DE-CHAUSSÉE**
TYPE **13**

Pièces	Surf. Hab. (m ²)
Chambre 01	10,14
Chambre 02	11,77
Con Montagnard	4,13
Salon d'Été 1	4,94
Salon d'Été 2	2,90
Séjour / Cuisine	24,06
TOTAL	58,89 m²
Cave 03	6,88
Terrasse / Jardin	97,08

Plan de Pré-commercialisation - Avril 2016 - 6





