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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, A11

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

**446 000 €uros**



## Contact

Contact **Aude Garnier** about this property.

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# Key Features

<b>Price</b>	446 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	22/02/2020
<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>	62.4 m <sup>2</sup>
<b>Heating</b>	Underfloor heating
<b>Nearest shops</b>	400 m
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	30
<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

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.

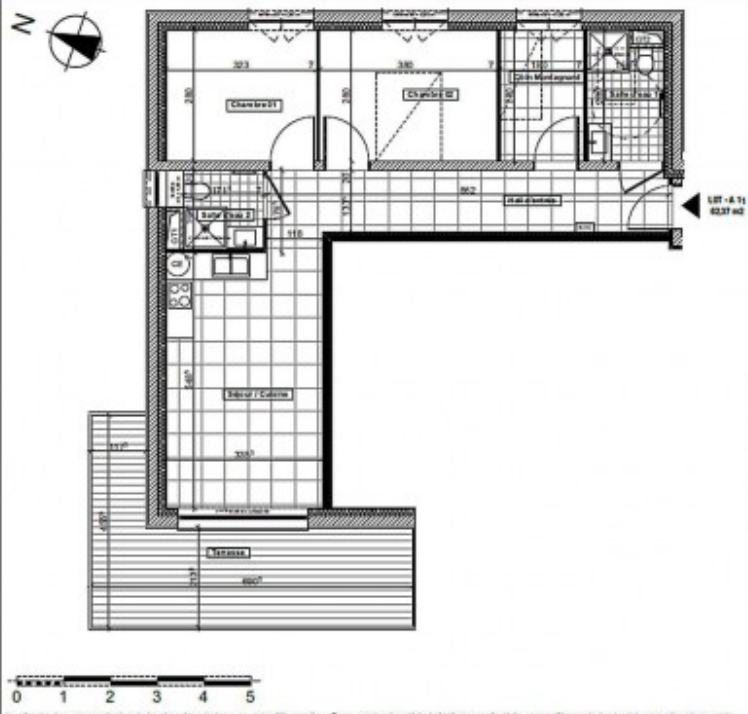
The bathrooms include vanity sink and illuminated bathroom mirror, and heated towel rail.

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

This apartment is on the first floor, offering 62.37m<sup>2</sup> and 2 bedrooms + a coin montagne, 2 bathrooms each 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 balcony (17.80m<sup>2</sup>). In the early stages, changes can be discussed.

Delivery expected 1st quarter of 2020.

The property is covered by the copropriété rules.



LRT - A 71  
62,37 m<sup>2</sup>

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

<b>APPARTEMENT N°</b>		<b>A01</b>
<b>MSA</b>		<b>R+1</b>
<b>TYPE</b>		<b>T3</b>
<b>Pièces</b>		
	<b>Surf. Hab. (m<sup>2</sup>)</b>	
Chambre 01		9,05
Chambre 02		10,65
Corr. Montagnard		5,04
Hall d'entrée		11,49
Salon d'eau 1		4,32
Salon d'eau 2		2,91
Séjour / Cuisine		18,91
<b>TOTAL</b>		<b>62,37 m<sup>2</sup></b>
Cave 04		5,86
Terrasse		17,80

Les cotes des plans sont exprimées en mètre et les surfaces des pièces et des différentes pièces. Elles sont données qu'à titre d'information et ne constituent en aucun cas une garantie de construction ni de respect des exigences techniques des normes en vigueur.

M. Desjardins Architecte - 12, rue de la Poste - 69100 Lyon  
Plan de Pré-commercialisation - Juin 2019 - Notice 0





