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Penthouse Le Grand Cerf, F405

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

1 085 000 €uros



Contact

Contact **Aude Garnier** about this property.

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Key Features

Price	1 085 000 €uros
Status	SOLD
Last updated	06/04/2020
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	3
Bathrooms	3
Floor area	123.5 m²
Ski access	On piste
Nearest shops	500 m
Garage	Covered parking
Drainage	Mains drains
Annual charges	2360.00 €uros
Number of lots	120
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	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. 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, facing west, the complex will enjoy breathtaking views across the village, down to the valley and the surrounding dramatic mountain ranges.

Apartment F405 is one of the penthouse apartments and is situated on the third floor of the building. It benefits from a light, modern and welcoming living space, featuring a high ceiling. Large window openings maximise the views of the Aravis mountains and the village and allow plenty of natural light into the apartment.

Apartment F405 is served by a lift, shared with one other penthouse apartment. The accommodation comprises: entrance with cloakroom and WC, 3 bedrooms with built in cupboards and 2 of which are en-suite, a vast living area of 40.76m2 with open plan kitchen and doors opening onto a balcony of 9.33m2. Off the kitchen is a further room, used as a utility area. Off the entrance area is access to the sauna with a glass door opening onto the 23.50m2 terrace, where it would be possible to install a jacuzzi (additional option).

The lift allows direct access to the double parking space of the apartment, situated on the lower ground floor of the building. From the apartment, a footbridge leads to another lift down to the 2 allocated ski lockers and providing direct access out to the pistes! There is also an owner's communal bike storage room on the ground floor.

The apartment will have its own gas hot water tank and underfloor heating. The heating can be controlled remotely, via internet. A videophone in the apartment allows you to open the entrance door to the building for your guests.

For an additional cost, the apartment can also be fitted with an ethanol fireplace, or have its own private lockable garage.

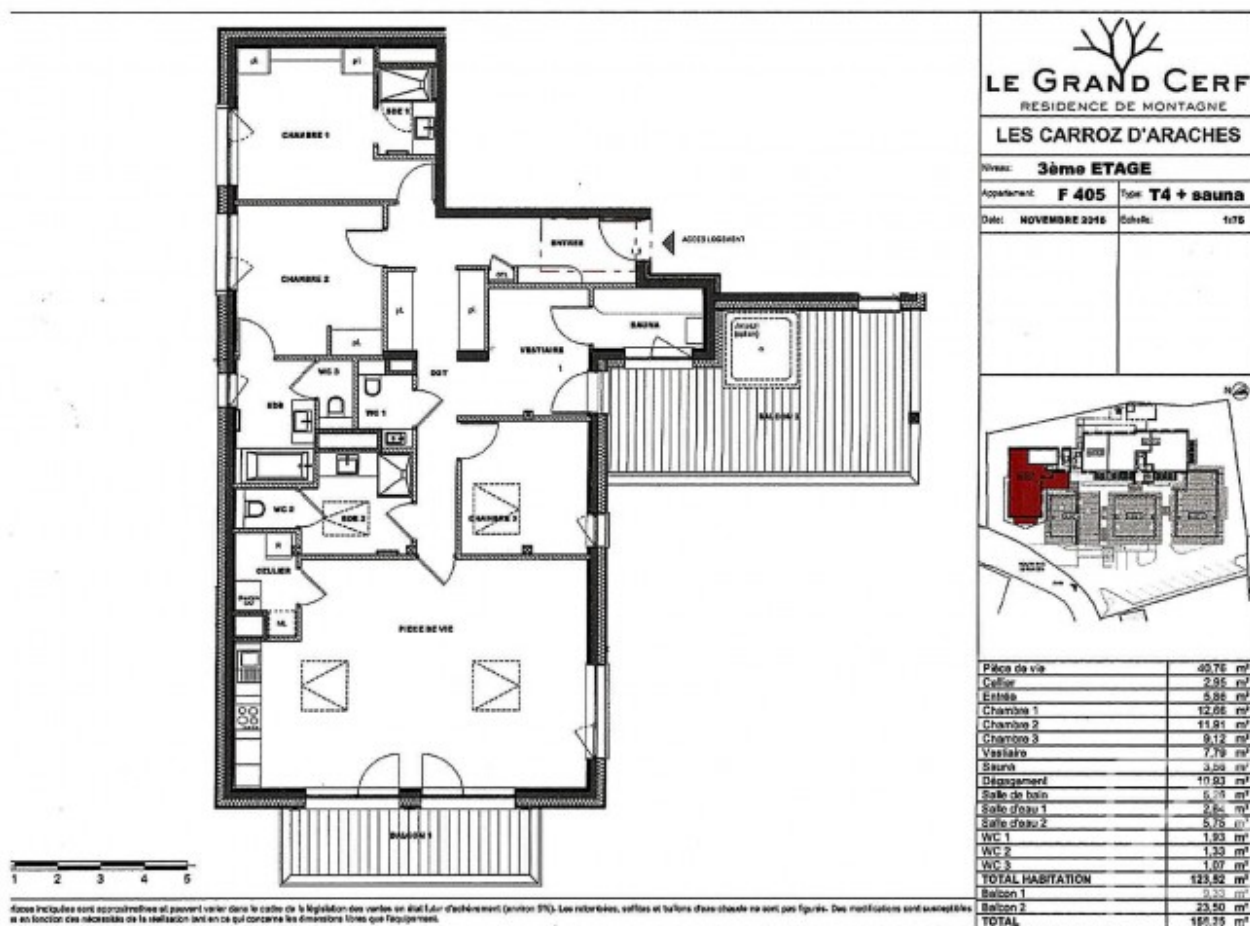
Included in the price is inset lighting, a fully equipped kitchen (combi oven, hob, dishwasher, extractor fan and fridge/freezer) and fitted out bathroom. The bathrooms, entrances, WCs, corridors and cupboards will have tiled floors and there will be wooden flooring fitted in the kitchens, living rooms and bedrooms.

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

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 and equally, in the Grand Massif.

[Penthouse Le Grand Cerf, F404](#)

The property is covered by the copropriété rules.













LE GRAND CERF
RESIDENCE DE MONTAGNE



F405

NIVEAU 3
T4 + SAUNA

- BALCON
- PARKING
- LOCAL À SKIS
- LOCAL À VÉLOS

PIÈCE DE VIE - 40,76 m²
 CELLIER - 2,95 m²
 ENTRÉE - 5,86 m²
 CHAMBRE 1 - 12,66 m²
 CHAMBRE 2 - 11,91 m²
 CHAMBRE 3 - 9,12 m²
 VESTIAIRE - 7,79 m²
 SAUNA - 3,56 m²
 DÉGAGEMENT - 10,93 m²
 SALLE DE BAIN - 5,26 m²
 SALLE D'EAU 1 - 2,64 m²
 SALLE D'EAU 2 - 5,75 m²
 WC 1 - 1,93 m²
 WC 2 - 1,33 m²
 WC 3 - 1,07 m²
 TOTAL HABITATION - 123,52 m²

BALCON 1 - 9,33 m²
 BALCON 2 - 23,50 m²
 TOTAL - 156,35 m²

PARKING - 8'37 + 37C
 CASIER À SKI - 0'61 + 62



