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Penthouse Le Grand Cerf, F404

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

980 000 Euros



Contact

Contact **Aude Garnier** about this property.

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Key Features

Price	980 000 Euros
Status	SOLD
Last updated	29/08/2019
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	4
Bathrooms	3
Floor area	115.5 m²
Ski access	On piste
Nearest shops	500 m
Garage	Covered parking
Drainage	Mains drains
Annual charges	1824.00 Euros
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 F404 is one of the penthouse apartments and is situated on the top 2 floors 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 F404 is served by a lift, shared with one other penthouse apartment. The entrance to the apartment is on the third floor and on this level there is a cloakroom and WC, plus a bedroom with en-suite shower room. Stairs lead up to the main level with it's generous living area of 46m2, divided into 2 zones with fitted kitchen open to the 27m2 dining area. There is a 19m2 lounge situated on the mezzanine, overlooking the kitchen and benefitting from large windows in the roof. On this level, there are 3 further bedrooms (one of which has an en-suite bathroom) with built in cupboards, separate bathroom, WC and utility room.

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, F405](#)

The property is covered by the copropriété rules.













