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Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

## Appt. Arty

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

**239 000 €uros**



## Contact

Contact **Aude Garnier** about this property.

**Tel:** +33 6 62 69 12 72

**Email:** [aude@alpine-property.com](mailto:aude@alpine-property.com)

# Key Features

<b>Price</b>	239 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	06/04/2020
<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>	1
<b>Floor area</b>	39 m <sup>2</sup>
<b>Heating</b>	Electric radiators
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	1.2 km
<b>Nearest shops</b>	800 m
<b>Drainage</b>	Mains drains
<b>Annual charges</b>	1600.00 Euros
<b>Number of lots</b>	146
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	D (230)
<b>CO2 emissions</b>	D (40)
<b>Agency fees</b>	Paid by the seller

## Property Description

Apartment Arty is a gem of a renovation! The apartment is sold furnished and everything has been tastefully selected and fitted with care, to maximise the 45m<sup>2</sup> floor area of this duplex. The materials are all of a high quality and the renovation successfully combines old charm (mélèze wood cladding and oak flooring) with modern touches (brushed metal beams and polished concrete walls), giving the impression of an artist's workshop transformed into loft-living.

Each area has been optimised to allow for built-in storage, without impinging on the living space: under seat storage in the dining area, built-in wardrobes in the bedrooms, plus under eaves storage in one of the bedrooms. The entrance opens into a corridor with a large built in, wood clad cupboard and leads to the living space, which comprises:

Fully fitted kitchen with top of the range appliances (microwave, oven, dishwasher, fridge and small electrical items). The cupboard doors are wooden and the worktops in 'Résitop', an imitation slate work surface which is resistant to knocks and high temperatures (up to 600°C).

Dining table, made-to-measure from wood and brushed metal, comfortably seating 8.

This space benefits from the large glazed doors opening directly onto the east facing balcony, with view of the pistes.

Bathroom with Italian-style walk-in shower, wash basin sitting on a made-to-measure wood and brushed metal vanity unit, WC, washing machine and tumble dryer.

The wooden staircase leads to the upper level with its 2 bedrooms and cosy sitting room with convertible sofa (ideal for extra sleeping accommodation).

The entire apartment is bathed in light, including the upper level, thanks to the 'Velux' roof windows.

The building is in a quiet location in the hamlet of Pré du Bois, which is a 5 minute walk from the sports centre, 'accrobranche' (rope park) and swimming pool and a 15 minute walk from the village centre. The free ski bus stops 100m from the door, to take you directly to the ski lift. Plans are currently underway for a 9 hole golf course, plus a cross country and biathlon course which will pass right by the building!

The apartment offers exceptional rental potential, thanks to its unique interior, practical layout and location. The owner has successfully already secured a number of bookings for this summer and the apartment has been awarded the Les Carroz 'Meublé de Tourisme 5 Diamonds'!

The property is covered by the copropriété rules.

















