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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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Appt. Le Grand Cerf, D304

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

542 000 €uros



Contact

Contact **Aude Garnier** about this property.

Tel: +33 6 62 69 12 72

Email: aude@alpine-property.com

Key Features

Price	542 000 Euros
Status	SOLD
Last updated	14/09/2019
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	3
Bathrooms	2
Floor area	79.8 m²
Nearest skiing	20 m
Nearest shops	500 m
Garage	Covered parking
Drainage	Mains drains
Annual charges	1452.00 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, it will enjoy breath-taking views across the village, down to the valley and the surrounding dramatic mountain ranges.

Apartment D304 is a 3 bedroom apartment, with floor area of 79.76m2, situated on the second floor of the building. The entrance leads into the living space of 30.95m2, with open plan fitted kitchen and doors to the balcony of 11.67m2. The accommodation also comprises: 2 good sized double bedrooms (one of which is en-suite), single bedroom, bathroom/WC, storage room. Each of the bedrooms has built in storage cupboards. There is a lift giving access to the 2 ski lockers (from where it is a few short steps out to the pistes !) and to the parking space on the lower ground floor. There is also a resident's communal bike storage room, on the ground floor of the building.

It is possible to specify as an option, a bioethanol fireplace and/or an enclosed garage, at an additional cost.

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.

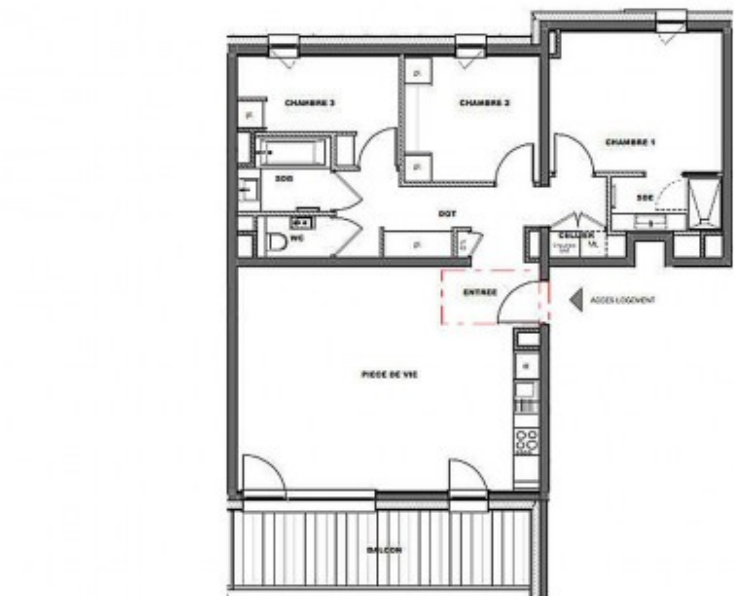
The apartment will have its own gas hot water tank and underfloor heating. The heating can be controlled remotely, via internet. A videophone in the apartment allows you to open the entrance door to the building for your guests.

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.

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

[Visit the show apartment](#)

The property is covered by the copropriété rules.



3A. Les surfaces indiquées sont approximatives et peuvent varier dans le cadre de la régularisation des ventes en état futur d'achèvement (selon l'ITC). Les rebordées, soffits et ballons d'eau chaude ne sont pas figurés. Des modifications sont susceptibles de survenir en fonction des nécessités de la réalisation tant en ce qui concerne les dimensions libres que l'équipement.

LE GRAND CERF

RESIDENCE DE MONTAGNE

LES CARROZ D'ARACHES

Niveau: **2ème ETAGE**
Appartement: **D 304** Type: **T4**
Date: **FEVRIER 2017** Echelle: **1/75**



Pièce de vie	30.85 m²
Entrée	4.12 m²
Chambre 1	12.12 m²
Chambre 2	8.50 m²
Chambre 3	7.15 m²
Déplacement	8.12 m²
Salon de bain	3.30 m²
Salon d'eau	3.05 m²
WC	1.37 m²
Celler	0.95 m²
TOTAL HABITATION	79.76 m²
Balcon	11.67 m²
TOTAL	91.43 m²











