



**alpine-property**

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

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

# Appt. Le Grand Cerf, D401

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

**735 000 €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>	735 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	29/08/2019
<b>Area</b>	Grand Massif
<b>Location</b>	Flaine & Les Carroz
<b>Village</b>	Les Carroz d`Araches
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Floor area</b>	91.8 m <sup>2</sup>
<b>Nearest skiing</b>	20 m
<b>Nearest shops</b>	500 m
<b>Garage</b>	Covered parking
<b>Drainage</b>	Mains drains
<b>Annual charges</b>	1740.00 Euros
<b>Number of lots</b>	120
<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

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 D401 is a 91.78m<sup>2</sup>, 3 bedroom apartment situated on the third floor of the building, which is served by a lift. The accommodation comprises: entrance with separate WC, 30.26m<sup>2</sup> living room with open plan fitted kitchen and doors opening onto 2 balconies (each 10m<sup>2</sup>), 3 bedrooms (2 of which are en-suite), separate shower room, WC, utility room.

The apartment comes with 2 ski lockers and a covered parking space, easily accessible via the lift. 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.

















