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# Appt. Le Grand Cerf, E109

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

**357 000 €uros**



## Contact

Contact **Aude Garnier** about this property.

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# Key Features

<b>Price</b>	357 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	06/03/2020
<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>	61.9 m <sup>2</sup>
<b>Ski access</b>	On piste
<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>	912.00 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

**The developers of "Le Grand Cerf" are holding an open house from 14h to 18h on Friday September 20th on site in Les Carroz.** You'll be able to visit some of the finished properties and discuss what is still available. [Please see this link](#) for further information and contact us directly to reserve a place.

Le Grand Cerf is a new development of 40 apartments in 6 chalet-style buildings 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 blends subtly with its surroundings. Acoustic and thermal levels will be optimal.

Nestled against the mountainside, it enjoys breath-taking views across the village, down to the valley and the surrounding dramatic mountain ranges.

Apartment E109 is a 61.86m<sup>2</sup>, one bedroom + 'coin montagne', ground floor apartment comprising : entrance with large cellar, 22.50m<sup>2</sup> open plan living room with contemporary fitted kitchen, bedroom and 'coin montagne' sleeping area with built-in cupboards, bathroom with bath, separate WC. There is a lift giving access to the ski locker in the building at the foot of the piste and to the parking space for the apartment. There is also a resident's communal bike storage room, on this floor of the building.

It is possible to specify as an option, a bioethanol fireplace, at an additional cost.

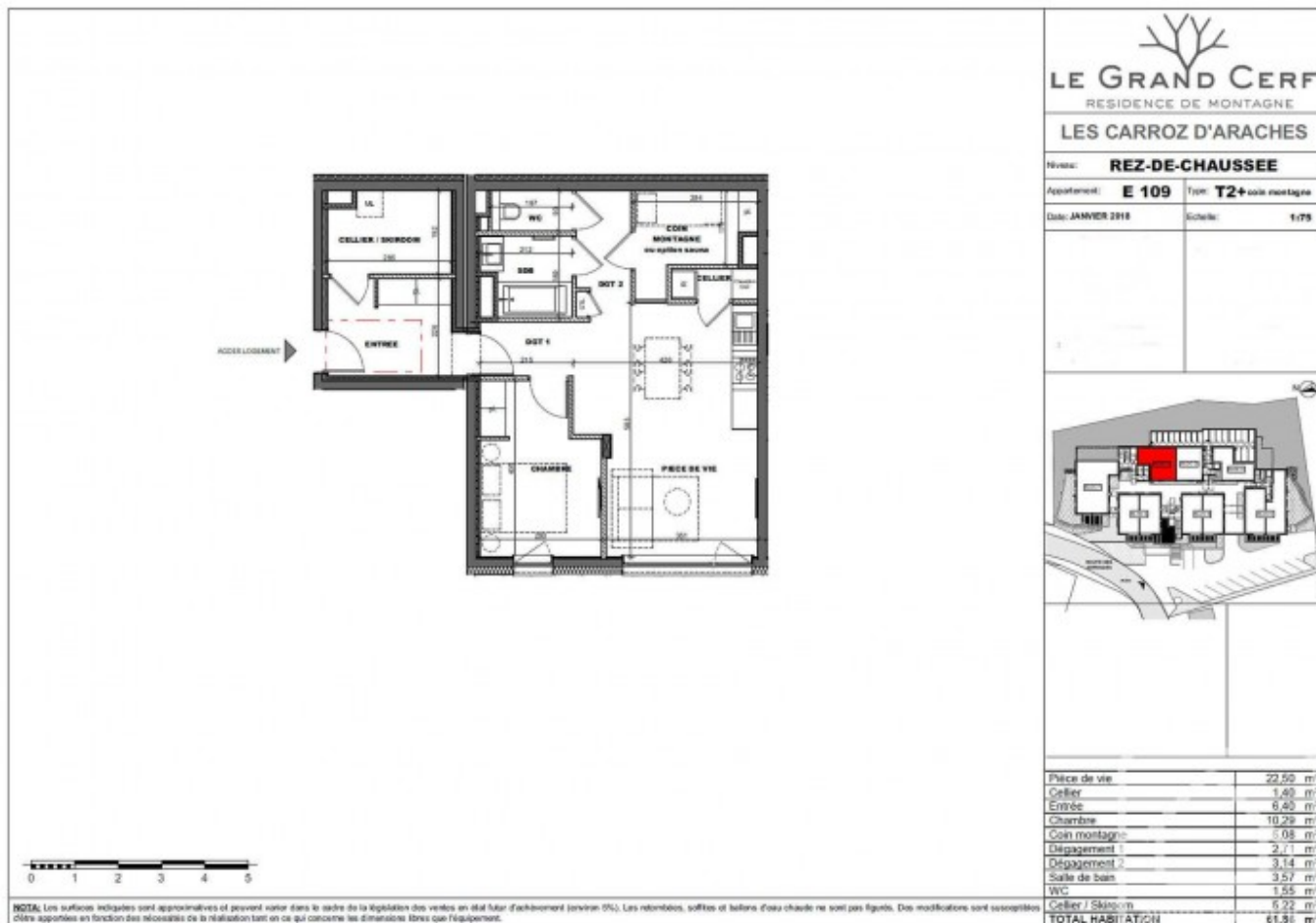
Included in the price is inset lighting in the bathroom, fitted bathroom and a fully equipped kitchen (combi oven, hob, dishwasher, extractor fan and fridge/freezer). The bathrooms, entrances and WCs have tiled floors and there is wooden flooring fitted in the kitchens, living rooms and bedrooms.

The apartment has 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.

[Visit the show apartment](#)

The property is covered by the copropriété rules.



**LE GRAND CERF**  
RESIDENCE DE MONTAGNE

**LES CARROZ D'ARACHES**

Niveau: **REZ-DE-CHAUSSEE**  
Appartement: **E 109** Type: **T2+coin montagne**  
Date: **JANVIER 2018** Echelle: **1/75**



Pièce de vie	22,50 m <sup>2</sup>
Cellier	1,40 m <sup>2</sup>
Entrée	6,40 m <sup>2</sup>
Chambre	10,23 m <sup>2</sup>
Coin montagne	5,08 m <sup>2</sup>
Dégarçement 1	2,71 m <sup>2</sup>
Dégarçement 2	3,14 m <sup>2</sup>
Salle de bain	3,57 m <sup>2</sup>
WC	1,55 m <sup>2</sup>
Cellier / Skisroom	5,22 m <sup>2</sup>
<b>TOTAL HABITATION</b>	<b>61,96 m<sup>2</sup></b>

NOTA: Les surfaces indiquées sont approximatives et peuvent varier dans le cadre de la législation des ventes en état futur d'achèvement (environ 5%). Les rebordées, soffites et ballons d'eau chaude ne sont pas figurés. Des modifications sont susceptibles d'être apportées en fonction des nécessités de la réalisation tant en ce qui concerne les dimensions libres que l'équipement.



















