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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

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Appt. Le Grand Cerf, A001

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

337 000 €uros



Contact

Contact **Aude Garnier** about this property.

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Key Features

Price	337 000 Euros
Status	SOLD
Last updated	12/06/2020
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	2
Bathrooms	1
Floor area	48.5 m²
Ski access	On piste
Nearest skiing	20 m
Nearest shops	500 m
Garage	Covered parking
Drainage	Mains drains
Annual charges	928.00 Euros
Number of lots	120
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

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

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 A001 is the show home for the development and as such, is available to view completely finished and decorated in a contemporary mountain style. It is a one bedroom + 'coin montagne', 48,49m2 apartment situated on the ground floor. The entrance opens into a 20.58m2 living space with modern, fitted kitchen and large glazed doors which open directly onto the 18m2 terrace. The rest of the apartment comprises: double bedroom with built-in storage, bathroom with walk-in shower, separate WC, 'coin montagne' (small bedroom with space for bunk beds) with built-in storage. Both bedrooms have doors opening onto the terrace.

There is a lift giving access to the ski locker (from where it is a few short steps out to the pistes!), cave and 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 in the bathroom, a fully equipped kitchen (combi oven, hob, dishwasher, extractor fan and fridge/freezer) and washer-dryer. The bathrooms, entrances and WCs will have tiled floors, while the kitchens, living rooms and bedrooms will have wooden flooring.

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, also in the Grand Massif.

[Visit the show apartment](#)

The property is covered by the copropriété rules.























