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# Appt. des Nants

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

**185 000 €uros**



## Contact

Contact **Aude Garnier** about this property.

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# Key Features

<b>Price</b>	185 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	04/01/2021
<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>	36.8 m²
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	2 km
<b>Nearest shops</b>	1.5 km
<b>Drainage</b>	Mains drains
<b>Annual charges</b>	1844.00 Euros
<b>Number of lots</b>	101
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	E (272)
<b>CO2 emissions</b>	E (63)
<b>Agency fees</b>	Paid by the seller

## Property Description

The apartment is situated in an area of Les Carroz which has increased in popularity in recent years, thanks to it's peaceful environment in relation to it's proximity to the village (3 minutes by car). The bus stop for the free ski bus service is just 300m from the apartments. The building itself has been well maintained and there is a healthy maintenance fund which has allowed for many recent improvements, such as new letter boxes, guttering, digicode entry pads, automatic outside lighting, creation of 'caves' (storage space).

The apartment itself is also in excellent condition and benefits from an independent entrance as it is situated on the edge of the building, on the ground floor. It has a generous 28m2 private, corner terrace with one side facing South/West and the other facing North/West from where there is a view towards Pic de Marcelly.

The accommodation comprises :

Living space with plenty of natural light and 2 doors opening directly onto the terrace. Including the kitchen, the living space has a floor area of 22m2. Next to the kitchen is a bathroom with shower, WC, vanity unit with basin and a washing machine.

There are 2 bedrooms (one double, one bunkbeds) with built in storage cupboards.

The apartment is sold fully furnished, including white goods, most of which have been recently replaced.

An exterior parking space in front of the terrace, a 2.4m2 cave/storage room, plus a ski locker are all included in the sale.

The management charges for the apartment include: general upkeep of the building, gardening, snow clearing, plus water and heating!

The property is covered by the copropriété rules.





















