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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. 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

Price	185 000 Euros
Status	FOR SALE
Last updated	27/05/2020
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	2
Bathrooms	1
Floor area	36.8 m ²
Ski access	Ski bus
Nearest skiing	2 km
Nearest shops	1.5 km
Drainage	Mains drains
Annual charges	1844.00 Euros
Number of lots	101
Procédure en cours	No
Energy efficiency rating	E (272)
CO2 emissions	F (63)
Agency fees	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.















