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# Appt. de la Chapelle

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

**580 000 €uros**



## Contact

Contact **Aude Garnier** about this property.

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# Key Features

|                                 |                      |
|---------------------------------|----------------------|
| <b>Price</b>                    | 580 000 Euros        |
| <b>Status</b>                   | SOLD                 |
| <b>Last updated</b>             | 29/06/2020           |
| <b>Area</b>                     | Grand Massif         |
| <b>Location</b>                 | Flaine & Les Carroz  |
| <b>Village</b>                  | Les Carroz d`Araches |
| <b>Bedrooms</b>                 | 5                    |
| <b>Bathrooms</b>                | 3                    |
| <b>Floor area</b>               | 95 m²                |
| <b>Ski access</b>               | Ski bus              |
| <b>Nearest skiing</b>           | 300 m                |
| <b>Nearest shops</b>            | 300 m                |
| <b>Drainage</b>                 | Mains drains         |
| <b>Number of lots</b>           | 3                    |
| <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

This duplex apartment, with a total floor area of 120.5m<sup>2</sup>, is a rarity in Les Carroz. It is one of 3 apartments in a farmhouse which was renovated in 2008 and is situated in one of the most charming areas of Les Carroz. Very close to the village centre, this peaceful spot is surrounded by other authentic alpine buildings. There is a traditional stone trough with running spring water, a chapel dating back to 1733 and numerous other farmhouses, of the traditional Haute Savoie construction. The farmhouse is south/west facing and enjoys views of the Aravis mountains.

Access to the apartments is via a side entrance where a corridor which serves 3 'caves'(utility/storage) of approx. 4m<sup>2</sup>, serving as a laundry and ski locker. One of these caves belongs to the duplex. Each apartment has its own water and electric meters and each cave is linked to the supply for the relevant apartment. A staircase from this level leads to the first floor, shared by 2 apartments.

The duplex entrance opens in to a large, L-shaped living space which is bathed in natural light, thanks to the large glazed doors which in turn, open onto the long balcony with its fabulous views. The fitted kitchen has lots of cupboards and offers plenty of working space. There is a separate small, south-facing terrace directly off the kitchen/dining area, which is perfect for outdoor dining and enjoying the morning sun.

Off the main living area is a large bathroom with bath and WC, and also the first of the five bedrooms. There is an area next to the staircase which provides a place for organising coats and shoes.

The first floor of the duplex is under the eaves of the building and comprises 4 bedrooms, separate WC, shower room, bathroom with bath/WC.

The apartment is heated by mains gas and has its own meter. It is sold fully furnished and comes with an exterior parking place. It has been rented out on a weekly basis for a number of years and has a good occupancy record as it provides much sought-after, family accommodation.

An additional bonus is that the farmhouse is situated on the free ski bus route, which means that the ski lifts and village centre are just a 2 minute ride away.

The property is covered by the copropriété rules.

































