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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

Tel: +44 (0)208 123 2384

Email: info@alpine-property.com

Web: www.alpine-property.com

Appt. de la Chapelle

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

580 000 €uros



Contact

Contact **Aude Garnier** about this property.

Tel: +33 6 62 69 12 72

Email: aude@alpine-property.com

Key Features

Price	580 000 Euros
Status	SOLD
Last updated	29/06/2020
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	5
Bathrooms	3
Floor area	95 m²
Ski access	Ski bus
Nearest skiing	300 m
Nearest shops	300 m
Drainage	Mains drains
Number of lots	3
Procédure en cours	No
Energy efficiency rating	E (272)
CO2 emissions	E (63)
Agency fees	Paid by the seller

Property Description

This duplex apartment, with a total floor area of 120.5m2, 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. 4m2, 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.























