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# Appt. de la Fontaine

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

**470 000 €uros**



## Contact

Contact **Émilie Fougère** about this property.

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# Key Features

<b>Price</b>	470 000 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>	4
<b>Bathrooms</b>	2
<b>Floor area</b>	85 m²
<b>Ski access</b>	Ski bus
<b>Nearest skiing</b>	500 m
<b>Nearest shops</b>	500 m
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	3
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	F (307)
<b>CO2 emissions</b>	F (71)
<b>Agency fees</b>	Paid by the seller

## Property Description

Apartment de la Fontaine forms part of a co-ownership of 3 apartments, close to the centre of Les Carroz village. It is situated on the ground floor of a farmhouse which was entirely renovated in 2008, in a charming area of Les Carroz, surrounded by traditional buildings, a small chapel and a stone water trough with spring water. The location is both peaceful yet convenient for the village centre, making it a worthwhile investment with very low maintenance costs.

To access the ski slopes there are 2 possibilities: on foot to the 'magic carpet' which leads to the ski lift, 500m from the apartment, or take the free ski bus from the bus stop right outside the property.

The apartment has 2 separate entrances: an independent one on the west face of the building, plus a communal entrance for all apartments, on the south face. The communal entrance opens into a corridor serving the 'caves' (storage rooms) allocated to each apartment. The cave for this apartment is approx. 4m² and acts as a utility room and ski/boot room.

The entrance into the apartment itself opens into a hallway on the left and the living room on the right. The living room has a fitted, open plan kitchen and doors opening onto the west facing terrace. Off the hallway are 2 bedrooms (one with access to the terrace) and a shower room. Off the living room, is a separate WC, bathroom with bath/WC, as well as 2 further bedrooms.

The apartment is heated with mains gas and has its own individual meter. It is sold fully furnished and with a private, outside parking space, right next to the apartment.

The property is covered by the copropriété rules.



## REZ-DE-CHAUSSEE



































