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# Appt. Les Airelles, 303

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

**540 000 €uros**



## Contact

Contact **Aude Garnier** about this property.

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# Key Features

<b>Price</b>	540 000 Euros
<b>Status</b>	SOLD
<b>Last updated</b>	18/11/2022
<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>	2
<b>Floor area</b>	57.6 m <sup>2</sup>
<b>Heating</b>	Underfloor heating
<b>Ski access</b>	On piste
<b>Nearest skiing</b>	5 m
<b>Nearest shops</b>	10 m
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	15
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

Appt. Les Airelles, 303 is a 57.63m<sup>2</sup>, 2 bedroom (T3) third floor apartment, which comprises : entrance with built-in cupboard, open plan living room (21.91m<sup>2</sup>) with fitted kitchen, 2 bedrooms (one of which is en-suite), bathroom with bath, separate WC, terrace-balcony of 20.13m<sup>2</sup>. Parking space, cave (additional storage) and ski locker.

Les Airelles is a brand new project by Efficiencie, a prestige developer, specialising in combining modernity with the charm and elegance of traditional mountain architecture. Particular attention has been paid to the sympathetic integration of the building into the existing environment at the foot of the pistes and ensuring that each apartment enjoys exceptional views of the mountain environment.

To give you an idea of the finished project and quality of the finishings in the Airelles development:

[Video of Les Airelles:](#)

Les Carroz d'Arâches is a well-placed ski resort which ticks lots of boxes in terms of location and amenities, including : strategic location mid-way between Geneva, Annecy and Chamonix, 55 minute drive from Geneva airport, 260km of pistes which it shares with the Grand Massif ski domain, thriving village with animated village centre, numerous year-round sporting activities.

The building complies with all rules and regulations in place. The heating will be hydraulic underfloor heating except for the bathrooms which will be equipped with towel radiators, Hot water will be from individual condensation gas heaters and each apartment will have its own meter.

Kitchens are fitted with combi-oven, microwave, ceramic hob, wall extractor, dishwasher, fridge-freezer.

There is wooden flooring in the living area and bedrooms, whilst the kitchen and bathrooms will have porcelain stone tiles (choice of 5 colours).

An individual automated system will manage the lighting, roller shutters and heating for the apartment.

Choices of colours and materials will be available to the buyer: including colour of doors, cupboard doors, kitchen and floors.

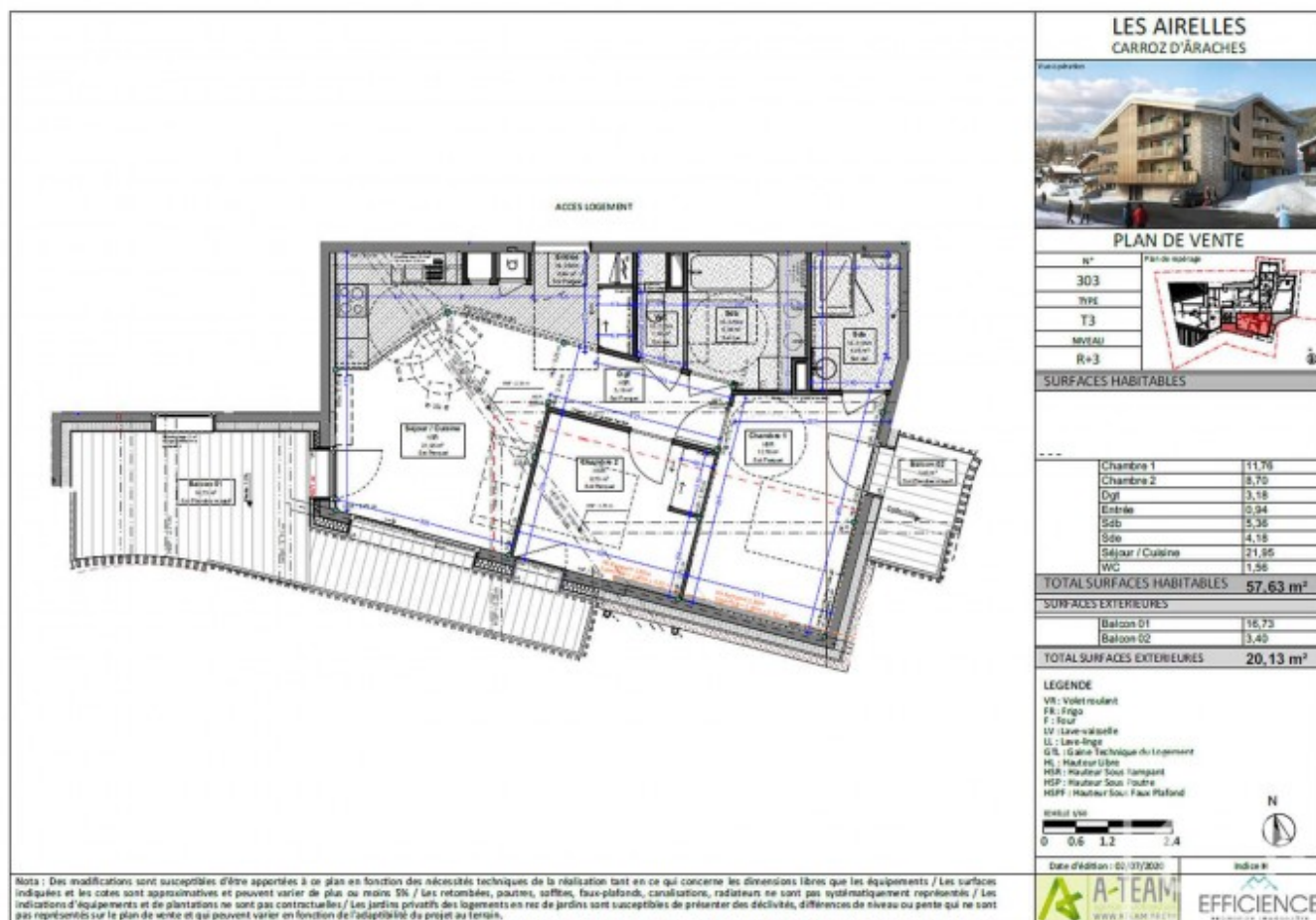
The external window and door openings are fitted with aluminium, electric roller shutters.

Each apartment comes with a ski locker with an electric socket, allowing for the installation of a boot dryer.

The building also benefits from a communal bike storage room.

The project is due for delivery Spring 2022. Reduced notaires fees of 2.5% will apply.

The property is covered by the copropriété rules.



# LES AIRELLES CARROZ D'ARACHES



## PLAN DE VENTE

N°	303
TYPE	T3
NIVEAU	R+3



## SURFACES HABITABLES

Chambre 1	11,76
Chambre 2	8,70
Dgtl	3,18
Entrée	0,94
Salb	5,36
Sdb	4,18
Séjour / Cuisine	21,95
WC	1,56

**TOTAL SURFACES HABITABLES 57,63 m²**

## SURFACES EXTERIEURES

Balcon 01	16,73
Balcon 02	3,40

**TOTAL SURFACES EXTERIEURES 20,13 m²**

## LEGENDE

VR : Volez résulant  
FR : Frigo  
F : Four  
LV : Lave-vaisselle  
L : Lave-linge  
GTB : Gaine Technique du Logement  
H : Hauteur Libre  
HSA : Hauteur Sous Rampant  
HSP : Hauteur Sous Poutre  
HSPF : Hauteur Sous Placé Plafond

0 0,6 1,2 2,4



Date d'Adm : 02/07/2020

Indice H



Nota : Des modifications sont susceptibles d'être apportées à ce plan en fonction des nécessités techniques de la réalisation tant en ce qui concerne les dimensions libres que les équipements / Les surfaces indiquées et les cotés sont approximatifs et peuvent varier de plus ou moins 5% / Les retombées, poutres, soffites, faux-plafonds, canalisations, radiateurs ne sont pas systématiquement représentés / Les indications d'équipements et de plantations ne sont pas contractuelles / Les jardins privés des logements en rez de jardins sont susceptibles de présenter des déclivités, différences de niveau ou pente qui ne sont pas représentés sur le plan de vente et qui peuvent varier en fonction de l'adaptabilité du projet au terrain.





