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Appt. Les Airelles, 105

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

499 000 €uros



Contact

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Key Features

Price	499 000 €uros
Status	SOLD
Last updated	18/11/2022
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	2
Bathrooms	2
Floor area	58.4 m²
Heating	Underfloor heating
Ski access	On piste
Nearest skiing	5 m
Nearest shops	10 m
Drainage	Mains drains
Number of lots	15
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Appt. Les Airelles, 105 is a 58.41m2, first floor apartment, which comprises : entrance with built-in cupboard, open plan living room (22.33m2) with fitted kitchen, 2 bedrooms (one of which is en-suite), bathroom with bath, separate WC, 19.89m2 balcony. Parking space, cave (additional storage) and ski locker.

Les Airelles is a brand new project by Efficience, 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.

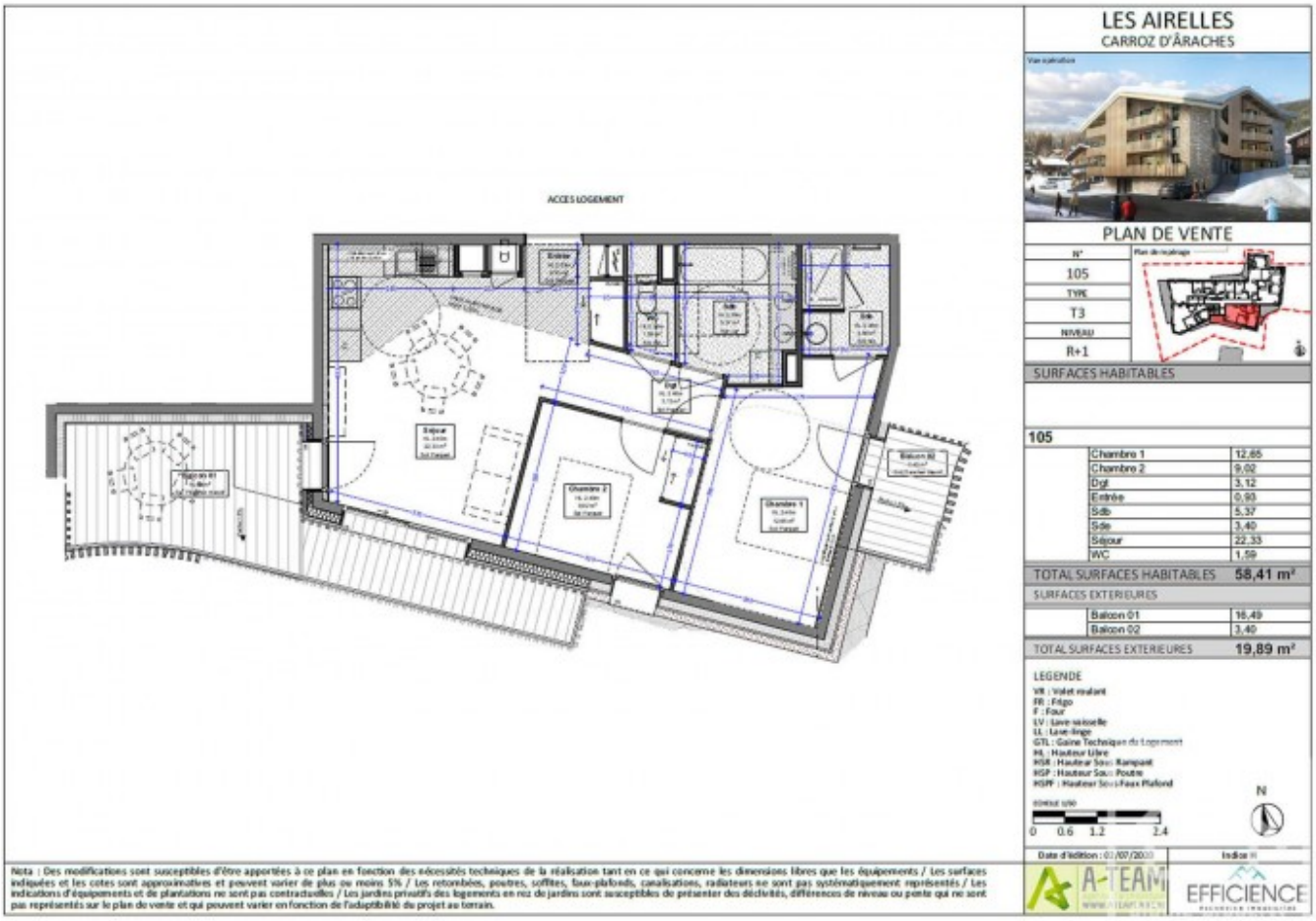
The external window and door openings are fitted with aluminium, electric roller shutters.

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.

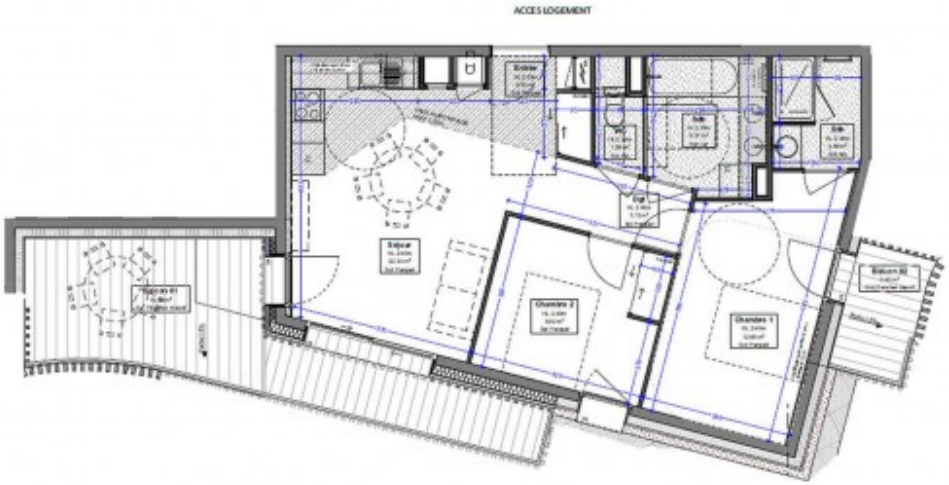


LES AIRELLES
CARROZ D'ARACHES



PLAN DE VENTE

N°	Plan de repérage
105	
TYPE	
T3	
NIVEAU	
R+1	



SURFACES HABITABLES

105

Chambre 1	12,85
Chambre 2	9,02
Dgt	3,12
Entrée	0,93
Sdb	5,37
Sde	3,40
Séjour	22,33
WC	1,59
TOTAL SURFACES HABITABLES	58,41 m²

SURFACES EXTERIEURES

Balcon 01	16,49
Balcon 02	3,40
TOTAL SURFACES EXTERIEURES	19,89 m²

LEGENDE

VR : Volet roulant
FR : Frigo
F : Four
LV : Lave-vaisselle
LL : Lave-linge
GTL : Gaine Technique du Logement
HL : Hauteur Libre
HSR : Hauteur Sous Rampant
HSP : Hauteur Sous Poutre
HSPF : Hauteur Sous Faux Plafond

ECHELLE 1/50
0 0.6 1.2 2.4

N

Date d'édition : 01/07/2020 — 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 cotes sont approximatives 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 privatifs 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'adaptibilité du projet au terrain.

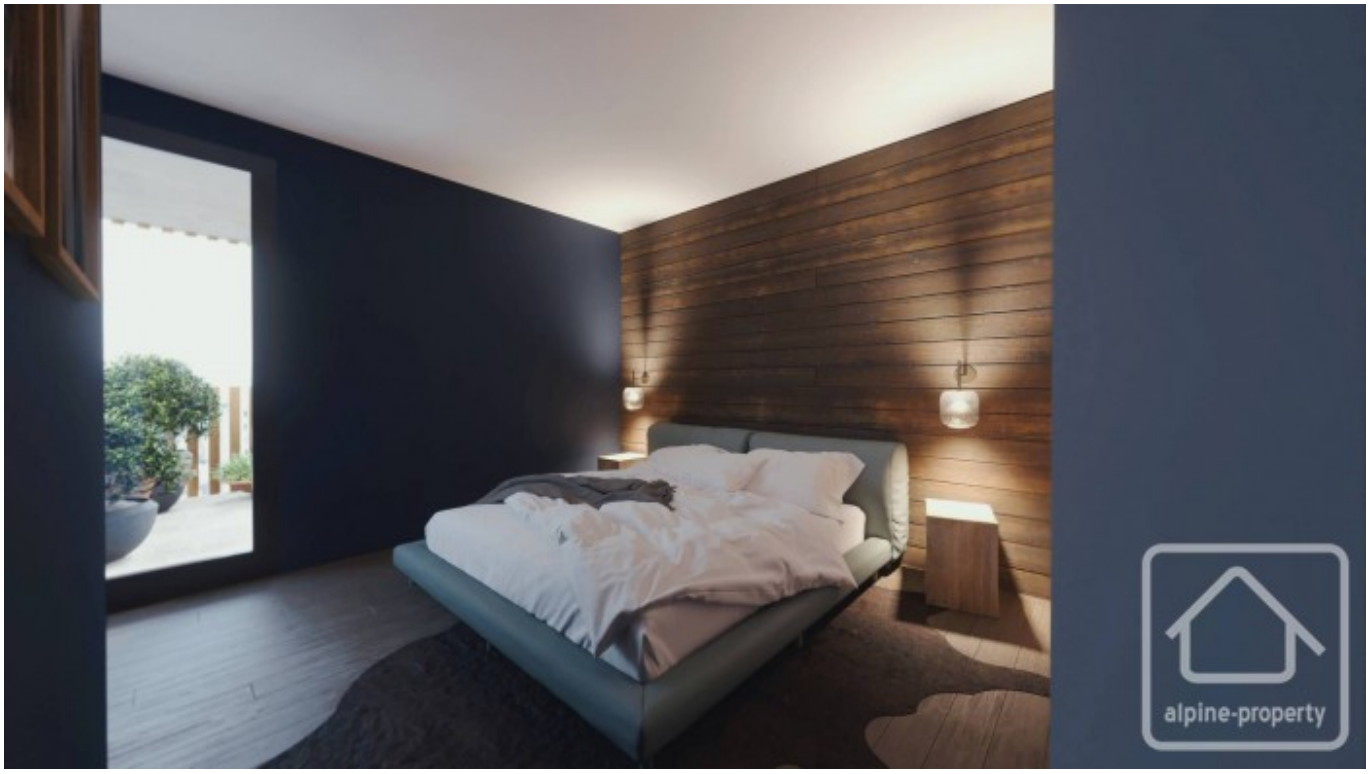
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LES AIRELLES - BAR


S AIRELL S - BAR RESTAURANT
CARROZ SPO