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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

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Appt. Marmottes, 001

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

414 000 Euros



Contact

Contact **Aude Garnier** about this property.

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Key Features

Price	414 000 Euros
Status	FOR SALE
Last updated	29/11/2022
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	3
Bathrooms	2
Floor area	80.9 m ²
Ski access	Ski bus
Nearest skiing	2 km
Nearest shops	500 m
Drainage	Mains drains
Number of lots	26
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

This ground floor apartment is north west facing with a 10.70m² balcony. It is part of the new Les Marmottes development, situated in the Lay area of Les Carroz, just a 2 minute drive from the village centre. These apartments are perfect for those seeking tranquility and spacious accommodation at an unbeatable value for money price per m², without compromising on quality.

The free ski bus stops 50m from the building and both the horseriding stables and the supermarket are 100m away. There are numerous footpaths and walks nearby and it is just a short walk to the centre of the village.

The 3 main storeys of the building sit above the underground parking. Each apartment has an individual gas condensation boiler and is equipped with radiators, electric roller shutters or wooden shutters (depending on the window placement), and black out blinds for the roof light windows. The floors in the kitchens, bathrooms and WCs will be tiled (45 x 45cm ceramic tiles) and the remaining rooms will have parquet floor covering.

One feature face of the living room will be wood clad. All of the built in storage cupboards will have wooden doors and will be sliding doors for those wider than 1m.

The kitchens are fully fitted to include ceramic hob, combi-oven, fridge-freezer, dishwasher (12 covers), extractor hood and an under-sink recycling bin. Space will be allowed to accommodate a washer-dryer, either in the kitchen or in the bathroom.

Each bathroom will be fitted with a heated towel rail.

The apartments will have their own entrance videophone, separate cave/cellar and a ski locker.

It will be possible to purchase an underground parking place at an additional cost of 15000 euros.

Due for completion in the first quarter of 2024.

The property is covered by the copropriété rules.



MARMOTTES



Les Placés d'en Haut
74 300 ARACHES-LA-FRASSE

Étage	Type	N° Logement
RDC	T4	001



TABLEAU DE SURFACES

Pièces	Surfaces
Chb 1	12,27
Chb 2	9,81
Chb 3	9,29
Douche	3,03
Entrée	9,77
Sdb	5,28
Séjour cuisine	29,06
WC	2,30
Surface habitable totale	80,81 m²
Terrasse 001	10,70





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