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. Alpaga, C002

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

539 000 €uros

Contact

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Key Features

Price	539 000 €uros
Status	FOR SALE
Last updated	20/11/2024
Area	Grand Massif
Location	Flaine & Les Carroz
Village	Les Carroz d`Araches
Bedrooms	3
Bathrooms	2
Floor area	86 m²
Land area	99 m²
Ski access	Ski bus
Nearest skiing	1 km
Nearest shops	300 m
Garden	Yes
Garage	Single
Drainage	Mains drains
Annual charges	1560.00 €uros
Number of lots	29
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	Paid by the seller

Property Description

Welcome to Alpaga, located at the entrance of Les Carroz in the Lays area. The village centre is accessible on foot in 15 minutes, and a small supermarket is just 5 minutes away.

This complex comprises 3 chalet-type buildings, with A and B already delivered and C currently being marketed.

With its mountain spirit, Alpaga meets the highest standards of energy efficiency and comfort, particularly complying with the RT2012 standard and acoustic regulations.

Building C is on a basement and consists of 13 apartments spread over 3 floors.

Regarding the apartments, large windows have been planned to allow maximum light entry.

The entrance, hallway, storage room, and bedrooms will be equipped with laminate flooring. The bathroom and WC will have ceramic stoneware tiles sized 60x60cm.

The kitchen will be equipped with Bosch appliances, including a combined refrigerator and freezer, dishwasher, oven, recycling extractor hood, and a 4-burner induction hob.

Here are some additional features: wooden exterior joinery with aluminum roller shutters, wooden interior doors, suspended toilet, videophone, elevator, and a communal bicycle storage room.

Finally, each apartment will have underfloor heating with its own condensing gas boiler and will have a private underground parking space, a cave, and a ski locker.

Apartment C002 is a spacious T4 of 85.96 sqm located on the ground floor.

It consists of an entrance with a cupboard and a corridor leading to a bedroom with a shower room, two other

bedrooms, a bathroom, a separate toilet, and a generous living room of 33 sqm with an equipped kitchen. The 20 sqm terrace facing south and the vast garden of 98 sqm are accessible from the living room.

All necessary guarantees are in place to protect your investment.

Delivery is scheduled for Spring 2024.

As it is a new construction, Notary fees are reduced (2.5%).

The property is covered by the copropriété rules.

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Chemin du Lay
Chemin d'Autrefois
C
B
A
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Sdb 02
Chambre 01
C002
Entrée & DGT
Chambre 02
Sdb 01
Chambre 03
WC
Séjour + Cuisine
Terrasse C002
Jardin privatif C002
ALPAGA
BATIMENT
C
ETAGE
RDC
TYPE
T4
LOGEMENT
C002
PIÈCES
SURFACES
Entrée & DGT 9.37m²
Séjour-Cuisine 33.70m²
Chambre 01 12.97m²
Chambre 02 10.72m²
Chambre 03 10.76m²
Sdb 01 5.15m²
Sdb 02 2.00m²
Wc 1.23m²
85.96 m²
Terrasse 15.17m²
Jardin 98.73m²
MARCORY
SCI Les Chalets du Lay
représentée par Marcory Promotion
Architecture
Version : 21 AVRIL 2023
Les éléments d'équipement sont donnés à titre indicatif (Lave-linge, etc.) et ne sont pas fournis. Les cotes, les surfaces ainsi que la position des éléments techniques sont données sous réserves des impératifs de la construction et des tolérances d'exécution. Nota: les surfaces des rangements sont comprises dans les surfaces des pièces correspondantes